

**INVITATION TO ATTEND  
ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

**To: Esteemed Shareholders of Nam Me Kong Group Joint Stock Company**

The Board of Directors of Nam Me Kong Group Joint Stock Company ("Company") hereby announces and invites Esteemed Shareholders to attend the Company's Annual General Shareholders Meeting 2025, with details as follows:

1. **Time:** At 08:00, on 2026-04-29
2. **Location:** Auditorium, 4th Floor, Geleximco Building, 36 Hoang Cau, O Cho Dua Ward, Ha Noi City, Vietnam.
3. **Meeting Agenda:** As detailed in the attached Meeting Program.
4. **Attendees:** All Shareholders of Nam Me Kong Group Joint Stock Company according to the shareholder list finalized on 2026-04-03 and duly authorized proxies.

**5. Registration and Confirmation of Meeting Attendance:**

To ensure thorough organization of the Meeting, Esteemed Shareholders are kindly requested to confirm attendance/authorize another person to attend (using the attached form) and send it directly to the Company or via postal mail or email to the Company before 16:30 on 2026-04-22 at the contact address:

*Administration and Human Resources Department - Nam Me Kong Group Joint Stock Company*

*Address: 11th Floor, Geleximco Building, 36 Hoang Cau, O Cho Dua Ward, Ha Noi City*

*Phone: (024) 3756 0333*


*Email: [info@nammekong.net](mailto:info@nammekong.net)*

**6. Shareholders or Authorized Proxies attending the Meeting must bring the following documents (originals):**

- Meeting Invitation Letter;
- Citizen Identity Card/ID Card/Passport;
- Proxy Form for Meeting Attendance (in case of proxy attendance).

**7. Meeting Materials:** Esteemed Shareholders are kindly requested to download them from the Company's website at <https://nammekong.net/> in the "Investor Relations" folder.

Sincerely invited! *TW*

*Ha Noi, 7 / 4 / 2026*  
**ON BEHALF OF THE BOD  
CHAIRMAN**  
  
*Nam*

**KIEU XUAN NAM**

**CÔNG TY CỔ PHẦN TẬP ĐOÀN NAM MEKONG**

Địa chỉ: Tầng 11, Tòa nhà Geleximco, số 36 Hoàng Cầu, phường Ô Chợ Dừa, quận Đống Đa, Hà Nội  
Điện thoại: 024.37560333 | Fax: 024.37560332 | Email: [info@nammekong.net](mailto:info@nammekong.net) | Website: [www.nammekong.net](http://www.nammekong.net)



## PROGRAM ANNUAL GENERAL SHAREHOLDERS MEETING 2026

Time: Commencing at 08:00, Wednesday, 2026-04-29

Location: 4th floor Auditorium, GELEXIMCO Building, 36 Hoang Cau, O Cho Dua Ward, Ha Noi

NO.	TIME	IMPLEMENTATION CONTENT
	8:00 a.m. - 8:30 a.m.	Welcome delegates and distribute documents to shareholders
<b>I. Opening procedures of the Meeting</b>		
1	8h30 – 8h35	State the reason – Introduce attendees of the Meeting
2	8:35 – 8:40	Report on the results of verifying shareholders attending the Meeting
3	8:40 – 8:50	Introduce and approve:
a		<i>Annual GSM 2026 Program</i>
b		<i>Working Regulations of the Meeting</i>
c		<i>Composition of the Presidium, Secretariat, and Vote Counting Committee</i>
4	8:50 – 8:55	Opening speech of the Meeting
<b>II. Meeting Content</b>		
<b>Approve Reports</b>		
1	8:55 – 9:15	BOD's Activity Report for 2025 and plan for 2026
2	9:15 – 9:20	Activity Report of Independent BOD Member for 2025
3	9h20 – 9h40	Executive Board's Activity Report for 2025 and plan for 2026
4	9h40 – 9h50	BOS's Activity Report for 2025 and plan for 2026
<b>Approve Proposals</b>		
1	9:50 a.m. – 10:00 a.m.	Proposal to approve the Audited Financial Statements for 2025
2	10:00 a.m. – 10:05 a.m.	Proposal to approve the Profit Distribution Plan for 2025
3	10:05 a.m. – 10:10 a.m.	Proposal to approve the Share Issuance Plan for 2025 Dividend Payment
4	10h10 – 10h20	Proposal to approve the Business Plan for 2026

**CÔNG TY CỔ PHẦN TẬP ĐOÀN NAM MEKONG**

Địa chỉ: Tầng 11, Tòa nhà Geleximco, số 36 Hoàng Cầu, phường Ô Chợ Dừa, quận Đống Đa, Hà Nội  
Điện thoại: 024.37560333 | Fax: 024.37560332 | Email: info@nammekong.net | Website: www.nammekong.net



NO.	TIME	IMPLEMENTATION CONTENT
5	10h20 – 10h25	Proposal to approve the selection of an audit firm for the fiscal year 2026
6	10h25 – 10h30	Proposal to approve the 2025 Remuneration Plan for BOD, BOS and 2026 Remuneration Payment Plan
7	10h30 – 10h35	Proposal to approve the use of Company assets as collateral for a third party
8	10h35 – 10h40	Proposal to authorize the BOD to continue implementing ongoing Company projects and approve new investment or business cooperation projects in accordance with the Company Charter and legal regulations
9	10h40 – 10h45	Proposal to authorize the BOD to decide on certain matters under the authority of the GSM
10	10h45 – 11h00	The Meeting discusses and votes to approve Reports, Proposals
11	11:00 – 11:15	Break
<b>III. Meeting Conclusion</b>		
1	11:15 – 11:20	Announce voting results
2	11h20 – 11h25	Approve Meeting Minutes and Resolution
3	11:25 – 11:30	Summary and Closing of the General Assembly



**CÔNG TY CỔ PHẦN TẬP ĐOÀN NAM MEKONG**

Địa chỉ: Tầng 11, Tòa nhà Geleximco, số 36 Hoàng Cầu, phường Ô Chợ Dừa, quận Đống Đa, Hà Nội  
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**JOINT STOCK COMPANY  
NAM ME KONG GROUP**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

\_\_\_\_\_, Date \_\_ Month \_\_ Year 2026

**CONFIRMATION OF ATTENDANCE  
ANNUAL GENERAL SHAREHOLDERS MEETING FOR THE YEAR 2026**

Addressed **Organizing Committee of the 2026 Annual General**  
to: **Shareholders Meeting**  
**The Nam Me Kong Group Joint Stock Company**

Shareholder Name: Phone:

Legal Representative (For Shareholders That Are Organizations):

ID Card/Citizen ID Card/Passport/Enterprise Registration Certificate Number:

Date of Issue: .../.../..... Place of Issue:

Address:

I/We do hereby confirm attendance at the Annual General Shareholders Meeting for the Year 2026 of Nam Me Kong Group Joint Stock Company, held at 08:00 on 2026-04-29 at 4th Floor, Geleximco Building, 36 Hoang Cau, O Cho Dua Ward, Ha Noi, with:

Total Number of Voting Shares is:

(In words:)

Among which:

- Number of Owned Shares: shares.
- Number of authorized shares: shares.

(Enclosed herewith the Power of Attorney).

I/We commit to strictly comply with the regulations of the Meeting.

Sincerely thank you!

**Shareholder or Authorized Representative**  
(Sign, clearly state full name and affix a seal if an  
organization)



JOINT STOCK COMPANY  
NAM ME KONG GROUP

SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness



....., dated / /2026

**POWER OF ATTORNEY  
ATTENDANCE AT THE 2026 ANNUAL GENERAL SHAREHOLDERS  
MEETING**

To: Organizing Committee of the 2026 Annual General  
Shareholders Meeting  
Nam Me Kong Group Joint Stock Company

1. Shareholder's Full Name: ..... Phone:

Legal Representative (For organizational shareholders):

Citizen ID/ID/Passport/Enterprise Registration Certificate Number:

..... Date of Issue: .../.../..... Place of Issue:

Address:

Number of shares owned: ..... shares (In words: )

**Hereby authorizes:**

2. Mr./Ms.:

Citizen ID/ID/Passport/ERC Number:..... Date of Issue: .../.../

Place of Issue:

Number of authorized shares:

Or authorize the following BOD members (please mark the member whom the Shareholder authorizes):

1. Mr. Kieu Xuan Nam Chairman of the BOD

☐

2. Mr. Dang Minh Hue BOD Member

☐

3. Mr. Nguyen Hoang BOD Member

☐

4. Mr. Pham Xuan Uong BOD Member

☐

5. Mr. Phi Anh Dung BOD Member

☐

Number of authorized shares:

To represent me in attending and voting on relevant matters at the 2026 Annual General Shareholders Meeting of Nam Me Kong Group Joint Stock Company (the Company) within the scope of shares I own.

I fully assume responsibility for this authorization and commit to strictly complying with current legal provisions and the Company's Charter, while also committing not to lodge any complaints.

This Power of Attorney expires upon the conclusion of the 2026 Annual General Shareholders Meeting of the Company, held on 2026-04-29.

**Authorized Party**  
(Signature, full name)

**Authorizing Party**  
(Signature, full name and seal if an organization)



## **OPERATING REGULATIONS AND VOTING AT THE 2026 ANNUAL GENERAL SHAREHOLDERS MEETING NAM ME KONG GROUP JOINT STOCK COMPANY**

The Organizing Committee of the 2026 Annual General Shareholders Meeting of Nam Me Kong Group Joint Stock Company ~~requests the General Shareholders Meeting to approve the~~ Operating Regulations and Voting at the Meeting as follows:

### **CHAPTER I: GENERAL PROVISIONS**

**Article 1.** Scope of Application: These Regulations apply to the organization of the 2026 Annual General Shareholders Meeting of Nam Me Kong Group Joint Stock Company.

**Article 2.** These Regulations specifically stipulate the rights and obligations of shareholders/shareholder representatives participating in the General Shareholders Meeting, as well as the conditions and procedures for conducting the General Shareholders Meeting.

**Article 3.** Shareholders/authorized representatives attending the General Shareholders Meeting are responsible for complying with the provisions of these Regulations.

### **CHAPTER II: RIGHTS AND OBLIGATIONS UPON ATTENDING THE GENERAL SHAREHOLDERS MEETING**

#### **Article 4. Rights and Obligations of Shareholders/Authorized Representatives upon Attending the General Shareholders Meeting**

1. Ordinary shareholders have the right to attend, discuss, and vote on all matters within the authority of the General Shareholders Meeting in the 2026 General Shareholders Meeting agenda; each ordinary share corresponds to one voting right.

In cases where a shareholder cannot attend the General Shareholders Meeting due to personal reasons, if desired, they may authorize a representative using a Power of Attorney (according to the prescribed form) to participate in the General Shareholders Meeting's matters within their scope of authority. The authorized person does not necessarily have to be a shareholder of the Company. The authorized person may exercise rights within the scope of authorization in accordance with legal provisions and the Company's Charter.

The appointment of an authorized representative must be made in writing in strict accordance with the following provisions:

- If the shareholder is an individual, the power of attorney must be signed by that shareholder;



- If the shareholder is a legal entity/organization, it must be sealed and signed by the legal representative of that legal entity/organization.

2. Each shareholder or shareholder representative attending the General Shareholders Meeting must bring: an invitation to the GSM, a Power of Attorney (if an authorized representative), and personal identification documents (valid Citizen ID Card/ID Card or Passport) to register with the General Shareholders Meeting Organizing Committee and receive General Shareholders Meeting documents, voting cards, and ballot papers. The voting value held by that shareholder or shareholder representative corresponds to the number of voting shares of the delegates present at the General Shareholders Meeting.

3. The General Shareholders Meeting Organizing Committee will publicly announce the agenda and presentations at the General Shareholders Meeting. Opinions of shareholders or their authorized representatives at the General Shareholders Meeting will be discussed publicly.

4. At the General Shareholders Meeting, shareholders will hear reports outlined in the General Shareholders Meeting agenda, discuss, and approve each matter by raising voting cards or casting ballot papers (as instructed by the General Shareholders Meeting Chairman).

5. Shareholders arriving at the General Shareholders Meeting after the meeting has commenced must complete registration procedures with the Organizing Committee and subsequently have the right to participate and vote immediately after registration. The Chairman is not responsible for pausing the General Shareholders Meeting for late-arriving shareholders to register, and the validity of voting matters conducted before the late-arriving shareholders' attendance will not be affected.

6. Strictly comply with the regulations at the General Shareholders Meeting, respect the results of the Meeting's work, and the direction of the Presidium of the Meeting.

**Article 5. Rights and Obligations of the Meeting Organizing Committee, Shareholder Eligibility Verification Committee, and Vote Counting Committee**

1. The Meeting Organizing Committee is decided by the Company's Board of Directors. The Meeting Organizing Committee is responsible for convening, welcoming, arranging seating, and distributing documents, Voting Cards, and Ballot Papers to shareholders/shareholder representatives eligible to attend the Meeting.

2. The Shareholder Eligibility Verification Committee for the Meeting (hereinafter referred to as the Shareholder Eligibility Verification Committee) is appointed by the Meeting Organizing Committee. The Shareholder Eligibility Verification Committee receives and verifies documents presented by those attending the Meeting and reports to the Meeting on the results of the eligibility verification of shareholders attending the



Meeting. If an attendee is not fully eligible to attend the Meeting, the Shareholder Eligibility Verification Committee has the right to recommend refusing to issue Voting Cards, Ballot Papers, and Meeting documents.

3. The Vote Counting Committee is approved by a vote of the Meeting. Members of the Vote Counting Committee must not be individuals whose names are on the list of nominees or candidates for the Board of Directors (BOD) or the Board of Supervisors (BOS).

4. The Vote Counting Committee is tasked with determining the voting results of shareholders on matters approved at the Meeting and promptly notifying the Secretariat of the Meeting's voting results.

All verification, minute-taking, and announcement of vote counting results must be conducted by the Vote Counting Committee truthfully and accurately, and the Committee must be responsible for those results.

#### **Article 6. Rights and Obligations of the Chairman and Secretary of the Meeting**

1. The Presidium of the Meeting consists of members appointed by the BOD, with the Chairman of the BOD serving as the Chairman of the Meeting. If the Chairman is absent, the remaining members of the BOD shall elect one of them to be the chairman of the Meeting. The Meeting Secretariat is nominated by the Meeting Organizing Committee and approved by a vote of the Meeting.

2. The Chairman of the Meeting is responsible for presiding over the Meeting. The Chairman's decision regarding procedural matters, processes, or events arising outside the Meeting's agenda shall be final.

3. The Chairman of the Meeting may undertake necessary actions to conduct the Meeting in a valid, orderly manner, in accordance with the approved agenda, and to ensure the Meeting reflects the wishes of the majority of attending shareholders.

4. Without requiring the Meeting's consent, at any time, the Chairman of the Meeting has the right to postpone the Meeting to another time and at another location if it is deemed that:

a) The conduct of those present obstructs or is likely to obstruct the orderly proceedings of the meeting;

b) The postponement is necessary for the Meeting's business to be conducted properly. The maximum postponement period shall not exceed three days from the scheduled opening date of the Meeting.

5. The Meeting Secretariat performs tasks as assigned by the Presidium and truthfully, accurately reflects the content of the Meeting in the Minutes and Resolution of the Meeting.



### CHAPTER III: MEETING PROCEDURES

**Article 7.** The General Shareholders Meeting shall proceed when the number of attending shareholders represents over 50% of the Company's total voting shares.

**Article 8.** The Meeting shall successively hear reports and proposals according to the Meeting's agenda, discuss and vote on the aforementioned reports. The voting on each item at the Meeting shall be conducted according to the following Voting Regulations:

1. Principle: Issues on the General Shareholders Meeting's agenda must be approved by direct vote at the meeting. Each shareholder shall be issued a Voting Card and a Ballot, which shall state the shareholder's identification number, the number of voting shares (owned and proxy) of the shareholder, and bear the Company's seal. Each share owned or represented corresponds to one voting right.

2. Voting method:

a) The following matters shall be voted on by raising the Voting Card:

- Approving the General Shareholders Meeting's agenda;
- Approving the General Shareholders Meeting's working regulations;
- Electing the Presidium, Secretariat, and Vote Counting Committee;
- Approving the Minutes and Resolution of the General Shareholders Meeting;
- And other contents arising outside the General Shareholders Meeting's content and agenda, as directed by the Chairperson of the General Shareholders Meeting.

Voting by raising the Voting Card for the aforementioned contents shall be conducted as follows: when voting, the front of the Voting Card, which indicates the number of shares owned and/or represented, must be directed towards the Presidium. The Vote Counting Committee shall record the number of votes **For**, **Against**, or **Abstain** to announce the voting results before the General Shareholders Meeting.

b) Voting on the contents of Reports/Proposals at the General Shareholders Meeting shall be conducted by Ballot and carried out by secret ballot. The voting contents recorded in the Ballot shall be voted on by the shareholder/authorized representative of the shareholder by selecting one option: **For** or **Against** or **Abstain** for each content requiring an opinion.

i. Shareholders/authorized representatives shall cast their votes according to the following principles:

- Voting shall commence upon the instruction of the Chairperson of the General Shareholders Meeting or the Head of the Vote Counting Committee and shall conclude when the last shareholder/authorized representative casts their vote into the Ballot Box or after 20 minutes from the start of voting, whichever occurs first. After voting



concludes, the ballot box shall be sealed, and shareholders/authorized representatives who did not participate in voting shall be deemed to have Abstained;

- The voting for each content requiring approval in the Ballot is independent, and the validity of the vote for one content shall not affect the validity of votes for other contents.

- In cases where a shareholder makes an error while filling out the Ballot, provided it has not yet been cast into the Ballot Box, they shall have the right to directly approach the Head of the Vote Counting Committee to request a replacement Ballot, thereby ensuring the rights of the shareholder/authorized representative.

- ii. Vote counting shall commence immediately after voting concludes and the Ballot Box is sealed.

- iii. Invalid Ballots shall not be counted, including:

- Ballots not in the format issued by the Organizing Committee, lacking the Company's seal and without the confirming signature of the shareholder/authorized representative;

- Ballots that are torn, crossed out, erased, or altered;

- Ballots with additional information or symbols;

- Ballots with multiple differing opinions recorded for the same voting content shall render that specific vote invalid.

### 3. Resolution approval:

- a) Except as stipulated in point b, clause 3 of this Article below, resolutions of the General Shareholders Meeting on the following matters shall be approved when supported by shareholders representing at least 65% or more of the total votes of all shareholders attending and voting at the meeting.

- Amend and supplement the Charter;

- Share class and total number of shares of each class;

- To reorganize or to dissolve the Company;

- To invest or to sell assets with a value equal to or exceeding 35% of the total value of the assets, as recorded in the most recent Financial Statements of the Company, which are audited and approved.

- b) Resolutions of the General Shareholders Meeting shall be adopted when approved by shareholders holding more than 50% of the total voting shares of all shareholders attending and voting at the meeting, except for cases specified in point a, Clause 3 of this Article and Clauses 3, 4, and 6 of Article 148 of the Enterprise Law.

### **Article 9. Expressing Opinions at the General Meeting**

- 1. Speaking method: Shareholders shall speak concisely, focus on core discussion points, consistent with the General Shareholders Meeting's approved agenda. Chairperson shall arrange shareholders' speeches by registration order,



concurrently addressing shareholder inquiries. Chairperson of the General Shareholders Meeting may remind or request shareholders to focus on the key speaking content to save time, ensure discussion quality.

2. Speaking method: Shareholders shall speak concisely, focus on core discussion points, consistent with the General Shareholders Meeting's approved agenda. Chairperson shall arrange shareholders' speeches by registration order, concurrently addressing shareholder inquiries. Chairperson of the General Shareholders Meeting may remind or request shareholders to focus on the key speaking content to save time, ensure discussion quality.

#### **Article 10. Resolutions and Minutes of the General Shareholders Meeting**

1. Minutes of General Shareholders Meeting must reflect all contents at the General Shareholders Meeting. These Minutes must be read by a Secretariat representative and adopted by General Shareholders Meeting before its conclusion.

2. Based on the Minutes of General Shareholders Meeting and vote count results, Secretariat of General Shareholders Meeting shall compile data, integrate into draft Resolution of General Shareholders Meeting. The draft Resolution shall be read and adopted by General Shareholders Meeting before its conclusion.

3. Minutes, list of shareholders registered to attend, full text of adopted Resolution, and documents accompanying meeting notice shall be kept at the Company's headquarters.

### **CHAPTER IV: THE IMPLEMENTATION OF PROVISIONS**

**Article 11.** Above is the entire Working and voting regulations at the 2026 Annual General Shareholders Meeting of Nam Me Kong Group Joint stock company.

Above is the entire Working and voting regulations at the 2026 Annual General Shareholders Meeting of Nam Me Kong Group Joint stock company.

***Submitted to the Meeting for consideration and approval!***

***Recipient details:***

- GSM regular annual year 2026;
- For meeting records.

Hà Nội,     /     /2026  
**ON BEHALF OF THE BOD  
CHAIRMAN**

**KIEU XUAN NAM**





## VOTING SLIP

(At the 2026 Annual General Shareholders Meeting  
of Nam Me Kong Group Joint Stock Company on 2026-04-29)

Shareholder/Authorized representative: ..... ID No.: .....

Number of shares owned: ..... shares

Number of shares authorized: ..... shares

**Total number of valid voting shares: ..... shares**

### VOTING CONTENT

Voting matter	Approve (1)	Disapprove (2)	No opinion (3)
Content 1: Approval of the BOD's Activity Report for 2025 and plan for 2026			
Content 2: Approval of the Activity Report of Independent BOD Members for 2025			
Content 4: Approval of BOS activity report for 2025 and the plan for 2026			
Content 4: Approval of BOS activity report for 2025 and the plan for 2026			
Content 5: Approval of audited Financial Statements for 2025			
Content 6: Approval of profit distribution plan for 2025			
Content 7: Approval of share issuance plan for dividend payment for 2025			
Content 8: Approval of business plan for 2026			
Content 9: Approval of the selection of auditing firm for the fiscal year 2026			
Content 10: Approval of the remuneration payment plan for 2025 for the BOD, BOS, and the remuneration payment plan for 2026			
Content 11: Approval of the use of Company assets as collateral for a third party			
Content 12: Approval of authorizing the BOD to continue implementing ongoing Company projects and approve new investment or business cooperation			



**Note: Each item will have three (3) boxes for the Shareholder/authorized representative to cast their vote. The Shareholder/authorized representative who agrees with a particular voting option should mark (X) or (✓) in that box and must leave the remaining two (2) boxes for that voting item completely blank.**



Voting matter	Approve (1)	Disapprove (2)	No opinion (3)
investment projects in accordance with the Company's Charter and legal regulations			
Content 13: Approval of authorizing the BOD to decide on certain matters within the authority of the GSM			

**Signature of shareholder/authorized  
representative**  
(sign, seal, print full name)

.....



**Note: Each item will have three (3) boxes for the Shareholder/authorized representative to cast their vote. The Shareholder/authorized representative who agrees with a particular voting option should mark (X) or (✓) in that box and must leave the remaining two (2) boxes for that voting item completely blank.**

DRAFT

**RESOLUTION**  
**GENERAL SHAREHOLDERS MEETING 2026**  
**NAM ME KONG GROUP Joint Stock Company**

Pursuant to the Enterprise Law and current guiding documents;

Pursuant to the Securities Law and current guiding documents;

Pursuant to the Charter of Organization and Operation of NAM ME KONG GROUP Joint Stock Company;

Pursuant to the Reports and Submissions of the Board of Directors, Board of Management, and Board of Supervisors of NAM ME KONG GROUP Joint Stock Company at the General Shareholders Meeting 2026;

Pursuant to the Vote Counting Record and the Minutes of the General Shareholders Meeting 2026 of NAM ME KONG GROUP Joint Stock Company dated 2026-04-29,

**RESOLVES:**

**Article 1.** Approves the following Reports:

1. Report on the operations of the BOD in 2025 and the plan for 2026.
2. Report on the operations of the independent BOD member in 2025.
3. Report on the operations of the BOM in 2025 and the plan for 2026.
4. Report on the operations of the BOS in 2025 and the plan for 2026.

**Article 2.** Approves the audited Financial Statements 2025 of the Company (According to Submission No. 01 dated 2026-04-29 of the Board of Directors)

**Article 3.** Approves the Profit Distribution Plan for 2025 (According to Submission No. 02 dated 2026-04-29 of the Board of Directors):

No.	CRITERIA	VALUE (VND)
1	Undistributed after-tax profit for 2025	108.156.833.691
2	Profit distribution plan for 2025	
2.1	Remuneration for non-executive BOD and BOS members	36.000.000
2.2	Stock dividend payment for 2025 (Dividend payout ratio: projected 7,5 % calculated on the Charter Capital at the time of the 2026 Annual General Shareholders Meeting, which is 1.384.142.580.000 dong)	103.810.690.000
2.3	Retained profit for 2025	4.310.143.691



**Article 4.** Approves the plan for Issuing shares to pay dividends for 2025 of the Company (According to Submission No. 03 dated 2026-04-29 of the Board of Directors)

**Article 5.** Approves the Business Plan for 2026 (According to Submission No. 04 dated 2026-04-29 of the Board of Directors):

*Unit: Million dong*

No.	Key indicators	Plan (PL) for 2025	Performance (PF) for 2025	Plan for 2026	% PL 2026/PF 2025
I	<b>Revenue</b>	<b>763.276</b>	<b>614.414</b>	<b>628.820</b>	<b>102%</b>
1	Real estate business	754.776	599.273	603.820	101%
2	Other business	8.500	15.141	25.000	165%
II	<b>Profit before tax</b>	<b>211.054</b>	<b>129.589</b>	<b>147.738</b>	<b>114%</b>
III	<b>After-tax profit of parent Company shareholders</b>	<b>168.843</b>	<b>99.765</b>	<b>118.190</b>	<b>118%</b>
IV	<b>Dividend</b>	<b>9%</b>	<b>7,5%</b>	<b>8%</b>	<b>107%</b>

**Article 6.** Approves the selection of the audit firm for the fiscal year 2026 (According to Submission No. 05 dated 2026-04-29 of the Board of Directors).

**Article 7.** Approves the Remuneration Payment Plan for 2025 for the BOD, BOS, and the Remuneration Payment Plan for 2026 (According to Submission No. 06 dated 2026-04-29 of the Board of Directors):

1. Remuneration for BOD members not listed on the Company's payroll shall not exceed 3.000.000 dong/person/month (before Personal Income Tax deduction);
2. Remuneration for the Head of the BOS not listed on the Company's payroll shall be 0 dong/person/month (before Personal Income Tax deduction);
3. Remuneration for BOS members not listed on the Company's payroll shall be 0 dong/person/month (before Personal Income Tax deduction);

BOD and BOS members listed on the Company's payroll shall not receive remuneration, only Salary and Bonuses according to the Company's internal regulations and policies.

**Article 8.** Approves the use of the Company's assets as collateral for a third party (According to Submission No. 07 dated 2026-04-29 of the Board of Directors).

**Article 9.** Approves the authorization for the BOD to continue implementing ongoing Company projects and to approve investment or new business cooperation investments for projects in accordance with the Company's Charter and legal regulations (According to Submission No. 08 dated 2026-04-29 of the Board of Directors).

**Article 10.** Approves the authorization for the BOD to decide on certain matters within the authority of the GSM (According to Submission No. 09 dated 2026-04-29 of the Board of Directors).

**Article 11.** Enforcement Clause

The Resolution was approved by the General Shareholders Meeting 2026 of NAM ME KONG GROUP Joint Stock Company and takes effect from 2026-04-29.

The Board of Directors, Board of Management, Board of Supervisors, and relevant departments/divisions/units are responsible for implementing this Resolution, ensuring the interests of Shareholders, the Company, and complying with legal provisions.

**Recipients:**

- SSC, Ha Noi Stock Exchange;
- BOD, BOS;
- Board of Management;
- Shareholders, Website;
- File for General Meeting.

ON BEHALF OF THE GENERAL  
SHAREHOLDERS MEETING  
CHAIRMAN



KIEU XUAN NAM





JOINT STOCK COMPANY  
NAM ME KONG GROUP

SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness

Number 2026/BB-ĐHĐCĐ-

Hanoi, 2026-04-29

The Draft

## MINUTES OF MEETING

### ANNUAL GENERAL SHAREHOLDERS MEETING FOR 2026

#### NAM ME KONG GROUP JOINT STOCK COMPANY

Enterprise Name : NAM ME KONG GROUP JOINT STOCK COMPANY  
Address : 11th Floor, Geleximco Building, No. 36 Hoang Cau, O Cho Dua Ward, Hanoi  
Business : 0101311837 issued for the first time by the Department of  
Registration Planning and Investment of Hanoi City on 2002-09-17,  
Certificate amended for the 29th time on 2026-03-13  
Location : 4th Floor Auditorium, Geleximco Building, No. 36 Hoang Cau,  
O Cho Dua Ward, Dong Da District, Hanoi City  
Time of Meeting : Commencing at 08:00 on 2026-04-29  
Meeting Agenda : As per the 2026 Annual General Shareholders Meeting  
and Content Agenda approved by the GSM (attached to this Minutes)  
Meeting Presiding : Mr. Kieu Xuan Nam - Chairman of the BOD  
Officer  
Minutes Secretary : Ms. Nguyen Thi Thu Nga - Head of the Secretariat

#### I. OPENING THE GENERAL SHAREHOLDERS MEETING

##### 1. Report on shareholder eligibility verification and announcement of meeting conditions:

Ms. Dang Thi Hao, on behalf of the Shareholder Eligibility Verification Committee, reported the Shareholder Eligibility Verification Results for the Meeting:

- The total number of shareholders of the Company invited (according to the shareholder list as of 2026-04-03) is... shareholders, owning 138,414,258 voting shares;
- As of 08:... on 2026-04-29, the total number of shareholders attending the Meeting is.... shareholders (including both shareholders attending directly and representatives attending via proxy), owning... shares, accounting for...% of the Company's voting shares.

Opening procedures of the General Meeting



## **2. Opening procedures of the General Meeting**

Mr. Ha Ngoc Tuyen, on behalf of the Organizing Committee of the General Meeting, declared the opening and introduced the attendees of the General Meeting, including: Shareholders, BOD members, BOS members, the Company's Management Board, and guests.

## **3. Approval of the Presidium, Secretariat, and Vote Counting Committee:**

100% of the shareholders attending the General Meeting voted to approve the list of members of the Presidium, Secretariat, and Vote Counting Committee as follows:

- **The Presiding Committee includes the following members:**
  - Mr. Kieu Xuan Nam Chairman of the BOD – Chairman of the General Meeting
  - Mr. Dang Minh Hue Member
  - Mr. Pham Xuan Uong Member
- **Secretariat: The Chairman of the General Meeting appointed the Secretariat comprising the following members:**
  - Ms. Nguyen Thi Thu Nga Head of Secretariat
  - Ms. Luyen Ngoc Linh, Member
- **The Vote Counting Committee includes the following members:**
  - Ms. Phan Ta Thanh Huyen Head of the Vote Counting Committee
  - Ms. Dang Thi Hao Member
  - Ms. Dao Thi Thuy Nga Member
  - Ms. Nguyen Thi Anh Minh, Member
  - Mr. Nguyen Duc Canh Member

## **4. General Meeting Agenda and Regulations**

- **The General Meeting Agenda was approved with the following voting results:**

**Total votes cast:... votes;**  
*Of which:*

  - Valid votes cast:... votes Rate: 100%
  - Invalid votes cast: 0 votes Rate: 0%

**Voting results:**

  - Total votes in favor:... votes Rate: 100%
  - Total votes against: 0 votes Rate: 0%
  - Total abstentions: 0 votes Rate: 0%
- **The working and voting regulations at the General Meeting were approved with the following voting results:**

**Total votes cast:... votes;**  
*Of which:*

  - Valid votes cast:... votes Rate: 100%



- Invalid votes cast: 0 votes Rate: 0%

**Voting results:**

- Total votes in favor:... votes Rate: 100%
- Total votes Against: 0 votes Rate: 0%
- Total votes Abstain: 0 votes Rate: 0%

## **II. CONTENT OF REPORTS, PROPOSALS PRESENTED AT THE GENERAL MEETING**

**1. Mr. Kieu Xuan Nam - Chairman of the BOD:** Presented the Report on the operational results of the Board of Directors for 2025 and the operational plan for 2026.

**2. Mr. Phi Anh Dung - Independent BOD Member:** Presented the Report on the activities of the Independent BOD Member for 2025.

**3. Mr. Dang Minh Hue - Chief Executive Officer:** Presented the following reports:

- Report on the activities of the Board of Management for 2025 and the operational plan for 2026 and

**4. Mr. Nguyen Tuan Minh – Member of the Board of Supervisors** presented the Report on the activities of the Board of Supervisors for 2025 and the plan for 2026;

**5. Ms. Phan Ta Thanh Huyen - Chief Accountant** presented the following contents:

- Proposal for approval of the audited Financial Statements for 2025;
- Proposal for approval of the profit distribution plan for 2025;
- Proposal for the plan for issuing shares to pay dividends for 2025;

**6. Mr. Pham Xuan Uong - On behalf of the Presidium** presented the Proposal for approval of the Business Plan for 2026;

**7. Ms. Phan Ta Thanh Huyen – Chief Accountant** presented the following contents:

- Proposal for selecting the auditing firm for the fiscal year 2026;
- Proposal for approval of the remuneration payment plan for 2025 for the BOD, BOS and the remuneration payment plan for 2026;

**8. Mr. Pham Xuan Uong - On behalf of the Presidium** presented the following contents:

- Proposal for approval of the use of Company assets as collateral for a third party;
- Proposal to authorize the BOD to continue implementing ongoing Company projects and approve new investment or business cooperation investment projects in accordance with the Company's Charter and legal regulations;
- Proposal to authorize the BOD to decide on certain matters under the authority of the GSM;

## **III. SHAREHOLDERS ATTENDING THE MEETING PARTICIPATED IN DISCUSSION**

At the meeting, the attending shareholders focused on listening and posed questions to the Presidium of the General Meeting regarding the business plans for 2026. The Presidium fully answered the issues raised by the shareholders.

## **IV. THE GENERAL MEETING PROCEEDED TO VOTE (BY SECRET BALLOT)**

The GSM proceeded to vote on the contents of the Reports/Proposals at the General Meeting, including:

- Report on the activities of the BOD for 2025 and the plan for 2026;
- Report on the activities of the Independent BOD Member for 2025
- Report on the activities of the Board of Management for 2025 and the plan for 2026;
- Report on the activities of the BOS for 2025 and the plan for 2026;
- Proposal for approval of the audited Financial Statements for 2025;
- Proposal for approval of the profit distribution plan for 2025;
- Proposal for approval of the plan for issuing shares to pay dividends for 2025;
- Proposal for approval of the Business Plan for 2026;
- Proposal for approval of the selection of the auditing firm for the fiscal year 2026;
- Proposal for approval of the remuneration payment plan for 2025 for the BOD, BOS and the remuneration payment plan for 2026;
- Submission approving the use of Company assets as collateral for a third party;
- Submission authorizing the BOD to continue implementing projects currently undertaken by the Company and to approve new investments or business cooperation investments for projects in accordance with the Company's Charter and legal regulations;
- Submission authorizing the BOD to decide on certain matters under the authority of the GSM.

## **V. VOTING RESULTS AT THE MEETING**

### **1. Voting results for the agenda items at the Meeting**

As of the time of voting on the agenda items presented at the Meeting, the number of attending shareholders was.... shareholders (including shareholders attending in person and representatives attending via authorization), of which... shareholders were ineligible to vote on the agenda items at the meeting, therefore, the number of shareholders with voting rights was.... shareholders, owning:..... shares, accounting for....% of the Company's voting shares.

The vote counting results at the Meeting are as follows:

- Total ballots issued:... ballots, equivalent to ... shares
- Total ballots collected:... ballots, equivalent to... shares. Of which:
  - + *Number of valid ballots:... ballots, equivalent to.... shares;*
  - + *Number of invalid ballots: 0 ballots, equivalent to 0 shares.*
  - + *Number of blank ballots: 0 ballots, equivalent to 0 shares.*

**Voting results:**



No.	Content for Voting	In Favor		Not in Favor		Not available Number of Voting Shares	
		Number of Voting Shares	Percentage Rate	Number of Voting Shares	Percentage Rate	Number of Voting Shares	Percentage Rate
1	Operating Report of the BOD for 2025 and Plan for 2026			0	0	0	0
2	Operating Report of the Independent BOD Member for 2025			0	0	0	0
3	Operating Report of the Board of CEO for 2025 and Plan for 2026			0	0	0	0
4	Operating Report of the BOS for 2025 and Plan for 2026			0	0	0	0
5	Proposal for Approval of Audited Financial Statements for 2025			0	0	0	0
6	Proposal for Approval of Profit Distribution Plan for 2025			0	0	0	0
7	Proposal for a Plan of Share Issuance to Pay Dividends for 2025			0	0	0	0
8	Proposal approve selection			0	0	0	0

No.	Content for Voting	In Favor		Not in Favor		Not available Number of Voting Shares	
		Number of Voting Shares	Percentage Rate	Number of Voting Shares	Percentage Rate	Number of Voting Shares	Percentage Rate
	auditing firm for fiscal year 2026						
9	Proposal approve selection auditing firm for fiscal year 2026			0	0	0	0
10	Proposal approve Remuneration payment plan 2025 for BOD BOS and Remuneration payment plan 2026			0	0	0	0
11	Proposal approve use Company assets as collateral for third party			0	0	0	0
12	Proposal authorize BOD continue implementing projects Company undertaking and approve investment or business cooperation investment new projects consistent with Company Charter and			0	0	0	0



No.	Content for Voting	In Favor		Not in Favor		Not available Number of Voting Shares	
		Number of Voting Shares	Percentage Rate	Number of Voting Shares	Percentage Rate	Number of Voting Shares	Percentage Rate
	legal regulations						
13	Proposal authorize BOD decide certain matters within authority of GSM			0	0	0	0

#### VI. AGENDA ITEMS APPROVED BY THE MEETING

Based on the voting results at the Meeting, the 2026 Annual GSM of Nam Me Kong Group Joint Stock Company unanimously approved the following agenda items:

No.	Approved Items	Approval voting rate (%)
1	BOD activity report 2025 and plan 2026	
2	Activity report of Independent BOD member 2025	
3	CEO activity report 2025 and plan 2026	
4	BOS activity report 2025 and plan 2026	
5	Presentation to approve the 2025 Profit Distribution Plan.	
6	Presentation to approve the 2025 Profit Distribution Plan.	
7	Presentation on 2025 Share Issuance Plan for Dividend Payment.	
8	Presentation to approve the 2026 Business Plan.	
9	Presentation to approve selection of the Auditing Firm for Fiscal Year 2026.	

No.	Approved Items	Approval voting rate (%)
10	Presentation to approve the 2025 remuneration payment plan for BOD, BOS, and the 2026 remuneration plan.	
11	Presentation to approve the use of Company's assets as collateral for a third party.	
12	Presentation to authorize the BOD to continue implementing the projects the Company is currently undertaking and approve new investments or new investment business collaborations for projects in accordance with the Company's Charter and legal provisions.	
13	Presentation to authorize the BOD to decide on certain matters under the authority of the GSM.	

## VII. MEETING CLOSING PROCEDURES

1. Ms. Luyen Ngoc Linh, on behalf of the Secretariat, read the Draft Minutes and Draft Resolution of the 2026 Annual GSM of Nam Me Kong Group Joint Stock Company.

Mr. Ha Ngoc Tuyen requested the Meeting's vote on approving the presented Minutes and Resolution of the 2026 Annual GSM: 100% of the shareholders with voting rights at the Meeting voted to approve the full text of the Minutes and Resolution of the 2026 Annual GSM of Nam Me Kong Group Joint Stock Company.

2. Mr. Ha Ngoc Tuyen, on behalf of the Organizing Committee, declared the Meeting closed.

3. The 2026 Annual GSM of Nam Me Kong Group Joint Stock Company concluded at ... hours ... minutes on the same day.

**On behalf of Secretariat  
Board Head**

**Chairperson of Congress**

**NGUYEN THI THU NGA**

**KIEU XUAN NAM**



# OPERATIONS REPORT YEAR 2025 AND OPERATIONS PLAN YEAR 2026 OF THE BOARD OF MANAGEMENT AT ANNUAL GENERAL SHAREHOLDERS MEETING YEAR 2026

**To: ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

## I. BUSINESS CONTEXT YEAR 2025

Year 2025 was a pivotal period opening a new cycle for Vietnam's real estate, with a clear recovery of the housing market, M&A activities, though reduced in scale, exhibited deeper restructuring and were domestically driven, while capital flows gradually shifted towards satellite cities; house prices continued to rise but at a slower pace and reflected the urbanization process as well as development costs; the industrial real estate segment maintained stable growth and was notable for its "green" trend to meet international requirements, while commercial real estate flourished thanks to tourism and consumption, thereby indicating a positive but cautious market outlook for 2026, based on infrastructure, policies, and sustainable development.

### BUSINESS RESULTS YEAR 2025

#### Business results for 2025

##### 1. Business results for 2025

*Unit: Million VND*

No.	Key indicators	2025 Plan	2025 Actual	% Actual vs. 2025 Plan
I	<b>Revenue</b>	<b>763.276</b>	<b>614.414</b>	<b>80,50%</b>
1	Real estate business	754.776	599.273	79,40%
2	Other revenue	8.500	15.141	178,13%
II	<b>Profit before tax</b>	<b>211.054</b>	<b>129.589</b>	<b>61,40%</b>
III	<b>Profit after tax attributable to parent company shareholders</b>	<b>168.843</b>	<b>99.765</b>	<b>59,09%</b>
IV	<b>Dividend</b>	<b>9%</b>	<b>7,5%</b>	<b>83,33%</b>

*(Source: Audited Consolidated Financial Statements for 2025)*

##### 2. Overall assessment of the Company's business results

- Consolidated business results of the Company: Total revenue and income reached 614.414 million VND, equivalent to 80,50% of the plan; profit after tax reached 99.765 million VND, equivalent to 59,09% of the plan.



- The Company's revenue for 2025 did not meet the plan mainly because the real estate market continued to face difficulties, not fully recovered but had bottomed out. Liquidity significantly improved from the second half of the year, but the market structure remained unhealthy, making it difficult for businesses to convert into revenue and profit. Additionally, for large-scale projects under development, revenue is only recognized upon product handover and completion of legal obligations, thus leading to a certain delay in revenue recognition for projects already launched for sale.
- The Company's profit for 2025 did not meet the plan primarily due to revenue not meeting expectations amidst a challenging real estate market; and slow product consumption directly impacted the ability to recognize profit. Furthermore, profit margins narrowed due to sales support discounts, leading to selling expenses remaining relatively high during the period, while financial costs were high due to policies reducing credit growth targets and tightening lending to the real estate sector, impacting the Company's overall operational efficiency.

### **3. Dividend payment plan:**

- Dividend payment situation: In August 2025, the Company completed the issuance of shares to pay 2024 dividends to shareholders pursuant to GSM Resolution No. 01/2025/NQ-GSM-MKG approved by the 2025 Annual GSM on 2025-05-12 at a rate of 9% of the charter capital at the time of issuance, equivalent to 11.263.584 shares (accounting for 99,99% of the registered shares for issuance). Charter capital increased from 1.251.509.390.000 VND to 1.364.142.580.000 VND.
- Dividend Payment Plan: Based on the 2025 profit distribution plan, the Company continues to propose a plan to issue shares for dividend payment, to be submitted to the General Shareholders Meeting for approval at the 2026 Annual General Shareholders Meeting. Specifically: dividend payment by shares is expected at 8% of the charter capital at the time of the 2026 Annual General Shareholders Meeting.

### **4. Evaluate results of company management and operation work**

#### **• Financial and Accounting Work:**

- Proactive in capital formation, balancing, and flexible capital utilization, ensuring uninterrupted capital for the Company's business production activities.
- Promote the work of acceptance, settlement, and debt recovery.
- Coordinate with departments/divisions within the Company to evaluate efficiency and develop financial plans for Projects.

#### **• Business Operations:**



- The business network development work has been and is being established, developing a widespread sales and customer care network nationwide such as Ha Noi, Ho Chi Minh City, Gia Lai, Quang Binh, Thai Nguyen... ensuring sufficient business capacity for current projects and looking towards subsequent years.
- **Regarding investment and real estate business:**

Investment activities in 2025 were focused on implementation by the Company's Board of Directors following a cautious approach, selecting feasible and efficient projects. Some achieved results are as follows:

  - Bao Ninh 2 Social Housing Project has launched sales for Tower T1, initially recording positive market signals.
  - High-end apartment complex project at Lot A4 in the new urban area (Zone 1) of Binh Duong Industrial - Service - Urban complex, Hoa Phu Ward and Phu Tan Ward, Thu Dau Mot City, Binh Duong Province (now Binh Duong Ward, Ho Chi Minh City) has completed the necessary legal procedures and officially commenced construction.
  - Additionally, the Company has completed the acquisition of several other potential projects, creating a basis for implementation in subsequent phases.

**Financial Investment Sector:**

Financial investment activities are implemented cautiously and selectively, prioritizing investments with safety and stable profitability; while strengthening supervision and evaluating portfolio performance to mitigate risks.

- **Corporate Finance Activities:**

The Company continues to strengthen its financial capacity by restructuring capital sources, tightly controlling costs, and enhancing capital utilization efficiency; while proactively engaging with credit institutions and partners to secure financial resources for business production and development investment in the medium and long term.

- **Other Activities:**

- Successfully issued shares under the 2025 employee stock option program in March 2026.
- Human resources organization and resolution of employee benefits and policies are implemented promptly, meeting assigned job requirements. Employees are guaranteed employment and stable income at a relatively good level compared to other businesses in the industry.



- Legal compliance work continues to be strengthened, minimizing potential risks affecting the Company's business operations. External relations activities are continuously expanded.

## **II. 2026 BUSINESS PLAN**

### **1. Advantages:**

- Total public investment capital in 2026 is estimated to reach 1 quadrillion VND, the highest level in the entire Southeast Asia region, of which, 80% is invested in infrastructure, thus, it will be very favorable for the real estate market.
- Many mechanisms and policies have been issued, especially, the Land Law and the Real Estate Business Law (still having many obstacles) will be amended and approved in the near future.
- Real estate is a sector of interest to the Party and the State – it is an industry with significant impact and spillover effects on the economy.
- Company has a stable financial foundation and can mobilize additional financial resources promptly.
- Company has consolidated a professional and unified human resources apparatus, clearly defining objectives and development directions.
- There are many potential partners with management experience and financial capabilities who have worked and wish to collaborate on investment.

### **2. Challenges**

- Geopolitical developments in the Middle East are creating many uncertainties for the global economy, impacting through energy prices, inflation, and market sentiment. Initial signals indicate that the impact could be widespread and prolonged, with real estate being a sector subject to cyclical impacts. Energy is the most direct and evident channel of impact in the current context. When oil prices rise, inflationary pressure increases, leading to a decline in household disposable income.
- The issue of supply-demand imbalance. In the housing market, there are abundant high-end and luxury products, while affordable commercial housing and social housing are severely lacking. Resort real estate still faces many difficulties and challenges, especially legal obstacles that have not been thoroughly resolved.
- The construction sector still faces difficulties such as material shortages, high prices, and high bidding costs.

### **3. Business production plan for 2026**

Based on an assessment of accomplishments in the past period and the favorable and challenging factors of the real estate market in the coming period, the

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Company's Board of Directors proactively outlines the main strategic tasks for 2026 as follows:

**3.1. Some key objectives:**

No.	Indicator	Unit	2026 Plan
<b>I</b>	<b>Total revenue</b>	Million VND	<b>628.820</b>
1	Real estate revenue	Million VND	603.820
2	Other revenue	Million VND	25.000
<b>II</b>	<b>Total profit before tax</b>	Million VND	<b>147.738</b>
<b>III</b>	<b>Total profit after tax</b>	Million VND	<b>118.190</b>
<b>IV</b>	<b>Dividend rate</b>	%	<b>8%</b>

**3.2. Objectives and solutions to achieve the objectives:**

Given the market is still projected to harbor many difficulties and fluctuations, Company aims to implement solutions in a cautious and flexible manner to gradually achieve the 2026 plan targets, specifically as follows:

• **Regarding real estate business activities:**

- Focus on completing legal procedures and implementing existing projects, prioritizing highly feasible projects that align with market demand.
- Execute sales according to a roadmap aligned with market developments, emphasizing efficiency over speed; strengthen and improve the quality of the distribution system, and control sales costs.

• **Regarding finance – capital sources:**

- Proactively balance cash flow, develop safe and effective capital utilization plans; prioritizing the use of self-owned capital and reasonably priced capital sources.

- Strengthen cost control, especially financial costs; limit investments and expenditures that are not truly essential during the challenging market period.
- **Regarding governance and operations:**
  - Continue to improve the governance system, enhance internal control and risk management activities.
  - Improve resource utilization efficiency, optimize operational processes to reduce costs and enhance productivity.
- **Regarding investment:**
  - Conduct thorough review and evaluation of investment opportunities; prioritize projects with clear legal status, strong implementation capability, and guaranteed investment efficiency.
  - Limit widespread investment expansion, focus resources on key projects, ensuring financial safety and capital recovery capability.

#### **4. Corporate management and operations:**

- Continue to implement corporate restructuring, innovate the organizational structure and management methods, and production operations in line with the Company's development strategy and market demands.
- Introduce policies and remuneration schemes to attract high-quality human resources capable of implementing business objectives and the BOD's directions.
- Continue to improve the KPI evaluation system to accurately measure the operational efficiency of each unit/individual within the company, thereby establishing reward and disciplinary systems, promotions, transfers, etc., to create development motivation for each employee while reducing underperforming personnel to enhance overall company operational efficiency.
- Continue to strictly apply processes and regulations in production and business operations, aiming for each department/division's activities to meet standards, professionalism, and efficiency.
- Maintain and develop training and development activities for the Company's workforce, especially for management and operational personnel, regarding new legal regulations such as: Land Law, Bidding Law, Investment Law, Real Estate Business Law, and other relevant current regulations.

#### ***Dear Shareholders!***

Above is the report on the 2025 operational results and the 2026 plan from the Board of Management of Nam Me Kong Group Joint Stock Company.



The Company's leadership sincerely thanks the Shareholders for accompanying and supporting the Company throughout the past year. Entering 2026, the leadership and all employees of the Company are determined to complete the production and business plan assigned by the GSM, continue to comprehensively strengthen all operational areas of the Company, bring practical benefits to shareholders and employees, and simultaneously affirm and enhance the Company's position and brand in the market.

Sincerely thank you. / *TW*

**Recipient:**

- 2026 Annual GSM;
- File for GSM records

Hanoi,     /     /2026

**NAM ME KONG GROUP JSC**

**CHIEF EXECUTIVE OFFICER**



**DANG MINH HUE**

## **REPORT ON ACTIVITIES IN 2025 AND OPERATIONAL PLAN FOR 2026 OF THE BOARD OF DIRECTORS AT THE ANNUAL GENERAL SHAREHOLDERS MEETING IN 2026**

**To: ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

### **I. Assessment of the Company's business performance in 2025**

#### **1. Economic situation and market developments in 2025:**

The real estate market in 2025 recorded clear growth results. Research data from the Vietnam Association of Real Estate Appraisers (VARSI) shows that new supply in 2025 (preliminary) increased by 50% compared to 2024. Notably, supply is approaching the "peak" of 2018 as a series of projects were newly approved and restarted, especially 1,759 housing projects that had legal obstacles removed in Ha Noi, Ho Chi Minh City, Da Nang, Khanh Hoa, and Tay Ninh. Nationwide, there are 3,297 projects with a scale of approximately 5.9 million units, with a total investment of up to 7.42 million billion VND.

According to the Ministry of Construction's report assessing the results of real estate market management and social housing development tasks in 2025, there are 3,297 projects nationwide with a scale of approximately 5.9 million units, with a total investment of up to 7.42 million billion VND. Despite the strong increase in supply, housing projects continue to be well absorbed. The absorption rate of new projects reached over 60%, with many projects even "selling out" in a short period. This is due to sustained high demand for actual occupancy and medium- to long-term investment.

Parallel to the recovery in transactions, real estate price levels also continued their upward trend. From the end of Q4/2025, real estate prices showed signs of stagnation and flatness in some markets, but there has been no actual recorded decrease. The current increase in inventory is positive, reflecting businesses' expectations of recovery amidst numerous projects having legal obstacles removed and positive market signals emerging, creating a premise for additional supply and improved liquidity.

#### **2. Implementation of business tasks according to GSM Resolution 2025:**

In the general context of both domestic and global markets, the Company's production and business activities were significantly affected. Specifically, the implementation status of the 2025 production and business targets set by the General Shareholders Meeting ("GSM") is as follows:

### **BUSINESS RESULTS IN 2025**

*Unit: Million VND*



No.	Key performance indicators	2025 Plan	2025 Actual	Percentage of Actual versus 2025 Plan
I	<b>Revenue</b>	<b>763.276</b>	<b>614.414</b>	<b>80,50%</b>
1	Real estate business	754.776	599.273	79,40%
2	Other revenue	8.500	15.141	178,13%
II	<b>Profit before tax</b>	<b>211.054</b>	<b>129.589</b>	<b>61,40%</b>
III	<b>After-tax profit of shareholders of Parent Company</b>	<b>168.843</b>	<b>99.765</b>	<b>59,09%</b>
IV	<b>Dividend</b>	<b>9%</b>	<b>7,5%</b>	<b>83,33%</b>

(Source: Audited Consolidated Financial Statements 2025)

In 2025, the Company's business results were: Revenue reached 614.414 million VND, and Profit after tax reached 99.765 million VND. The Company's revenue and profit for the year primarily came from real estate business activities.

The Company completed 80,50% of the Revenue plan and 59,09% of the Profit plan, which did not meet the targets approved by the GSM in 2025. The main reason is that the Vietnam real estate market faced many challenges and difficulties, with low real estate liquidity and capital pressure, which also affected the Company's Projects.

### 3. Implementation of other tasks authorized by the GSM:

- Issuance of shares to pay 2024 dividends to shareholders: In August 2025, the Company completed the issuance of shares to pay 2024 dividends to shareholders according to GSM Resolution No. 01/2025/NQ-GSM-MKG, which was approved by the 2025 Annual GSM on 2025-05-12, at a rate of 9% of the charter capital at the time of issuance, equivalent to 11.263.584 shares (accounting for 99,99% of the registered shares for issuance). Charter capital increased from 1.251.509.390.000 VND to 1.364.142.580.000 VND.

- Issuance of shares under the employee stock option program for 2025 ("ESOP Program"): In 2025, after completing the dividend share issuance, the Company implemented the issuance of shares under the ESOP Program (pursuant to Resolution No. 02/2025/NQ-GSM-MKG dated 2025-12-31 of the General Shareholders Meeting of Nam Me Kong Group Joint stock company approving contents for shareholder written opinions) with a quantity of 2.000.000 shares. By 2026-03-13, the Company had completed the issuance of 2.000.000 shares under the employee stock option program, equivalent to 100% of the registered shares for issuance, raising 20.000.000.000 VND to supplement working capital (price 10.000 VND/share). Accordingly, the Company changed its Enterprise Registration Certificate, registered to adjust the number of registered shares with the Vietnam Securities Depository and



Clearing Corporation, and registered a change in securities listing with the Ha Noi Stock Exchange, recording an increase in charter capital to 1.384.142.580.000 VND.

## II. Activities of the Board of Directors

### 1. Activities of the Board of Directors in 2025

In 2025, the Board of Directors ("BOD") held a total of 21 meetings to review and make timely decisions on matters within its authority and issued 21 Resolutions and Decisions.

No.	Member of BOD	Number of BOD meetings attended	Meeting attendance rate	Reason for not attending meeting
1	Mr. Kieu Xuan Nam	21	100%	
2	Mr. Dang Minh Hue	21	100%	
3	Mr. Phi Anh Dung	21	100%	
4	Mr. Pham Xuan Uong	21	100%	
5	Mr. Nguyen Hoang	21	100%	

No.	Resolution/Decision number	Time of issuance	Content	Approval rate
1	Resolution No. 01/2025 NQ-HĐQT	2025-02-21	Resolution - To organize a meeting of the Annual General Shareholders Meeting in 2025	100%
2	No. 02/2025 Resolution-BOD	2025-03-19	Resolution - To cancel the plan to organize the 2025 Annual General Shareholders Meeting according to Resolution No. 01/2025/Resolution-BOD dated 2025-02-21 and to approve the change in plan to organize the 2025 Annual General Shareholders Meeting	100%
3	No. 03/2025 Resolution-BOD	2025-03-24	Resolution - To approve the investment into DX Viet Nam Investment Joint stock company through the form of purchasing shares from Mr. Duong Minh Duc	100%
4	No. 04/2025 Resolution-BOD	Resolution - Approve the policy for signing transaction	Resolution - Approve the policy for signing transaction contracts between the Company and related parties	100%



No.	Resolution/Decision number	Time of issuance	Content	Approval rate
		contracts between the Company and related parties	Transaction of a house purchase and sale contract in Bao Ninh 2 Urban Area between Nam Me Kong Group Joint Stock Company and Mr. Dang Minh Hue - Member of BOD and concurrently Chief Executive Officer of Nam Me Kong Group Joint Stock Company	
5	No. 05/2025 Resolution of BOD	2025-06-05	Resolution - Implement the plan for issuing shares to pay dividends for the year 2024	100%
6	No. 06/2025 Resolution of BOD	2025-06-12	Resolution - Approve the policy for signing contracts, transactions between the Company and related parties Transaction of a house purchase and sale contract in Bao Ninh 2 Urban Area between Nam Me Kong Group Joint Stock Company and Mr. Nguyen Hoang - Member of BOD and concurrently Deputy Chief Executive Officer of Nam Me Kong Group Joint Stock Company	100%
7	S6 07/2025 Resolution of BOD	2025-06-23	Resolution - Approve the policy for accepting credit and related issues concerning the receipt of credit facilities from Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	100%
8	Resolution No. 08/2025 NQ-HĐQT	2025-06-23	Resolution - Appointing Mr. Ung Quang Son as the representative managing the capital contribution of Nam Me Kong Group Joint stock company at DX Viet Nam Investment Joint stock company	100%
9	Resolution No. 09/2025 NQ-HĐQT	2025-06-30	Approve the signing of a Credit Agreement and Mortgage Agreement with Viet Nam Joint Stock Commercial Bank for Industry and Trade – Thanh An Branch	100%

No.	Resolution/Decision number	Time of issuance	Content	Approval rate
10	Resolution No. 10/2025 NQ-HĐQT	2025-06	Short-term credit borrowing Vietinbank Dong Da	100%
11	Resolution No. 11/2025 NQ-HĐQT	2025-07-21	Resolution 12/2025 BOD	100%
12	Resolution 12/2025 BOD	2025-07-22	Approve the policy to sign a transaction contract between the Company and related party - Mr. Pham Xuan Uong - Member of the BOD concurrently Deputy Chief Executive Officer	100%
13	Resolution 13/2025 BOD	2025-08-20	Register changes to charter capital and amend the Company Charter	100%
14	Resolution 14/2025 BOD	2025-09-24	First trading day for additional issued shares to pay 2024 dividends	100%
15	Resolution 15/2025 BOD	2025-10-09	Approve the selling price for Bao Ninh 2 social housing	100%
16	Resolution No. 16/2025 NQ-HĐQT	2025-10-14	Invest Binh Duong Project	100%
17	Resolution No. 17/2025 of the Board of Directors	2025-11-12	Carry out the implementation of the share issuance plan in accordance with the employee stock option program ("Esop Program") for the year 2025.	100%
18	No. 18/2025 NQ-BOD	2025-11-26	Capital contribution to Mekong Housing Development Joint Stock Company and Cat Khanh Urban Development Co., Ltd.	100%
19	Resolution No. 19/2025 NQ-HĐQT	2025-12-02	No. 20/2025 Resolution-BOD	100%



No.	Resolution/Decision number	Time of issuance	Content	Approval rate
20	No. 20/2025 Resolution-BOD	2025-12-09	Approve the capital borrowing and asset mortgage plan at NHCT; Approve the contents of the credit contract and mortgage contract at Cong Thuong Bank.	100%
21	No. 21/2025 Resolution-BOD	2025-12-16	Divest capital from Tan Me Kong Investment Development Joint stock company and cease investment research operations through liquidation of master contract for land use rights transfer with Mr. Nguyen Hoang Ha.	100%

The BOD members fully attended the BOD meetings and provided written opinions on matters within the BOD's authority with a high sense of responsibility, promoting the leadership capacity of the BOD members, for the benefit of shareholders and the sustainable development of the Company;

## **2. Remuneration and expenses of the Board of Directors in 2025**

Remuneration and bonuses of the BOD: In 2025, the BOD Members received remuneration and other benefits in strict compliance with Resolution No. 01/2025/NQ-GSM-MKG approved by the 2025 annual GSM on 2025-05-12.

Operating expenses of the BOD: In compliance with the Regulations on remuneration, operating expenses, and bonus schemes for BOD Members, Supervisors, Members of the Board of Management, Company Secretary, and Corporate Governance Officer; and the Company's internal spending regulations.

**III. Report on transactions between the company, its subsidiaries, companies controlled by the public company holding 50% or more of the charter capital, with members of the Board of Directors and their related parties; transactions between the company and companies where a member of the Board of Directors is a founding member or a business manager within the last 03 years prior to the transaction date: None.**

## **IV. Assessment by the Board of Directors of the Board of Management's operations**

In 2025, the Board of Directors ("BOD") fully performed its oversight function over the Board of Management ("Board of Management") led by the Chief Executive Officer, as stipulated in the Company's Charter, the Company's Corporate Governance Regulations, and the internal management regulations issued by the BOD. The BOD directed the Board of Management's activities in implementing the Resolutions of the



GSM and the BOD, and supervised the operations of the Board of Management and the heads of departments/divisions through:

- Supervision through monthly, quarterly performance reports;
- Supervision of the Board of Management, other managers during the Company's briefing meetings;
- Supervision through the assessment opinions and conclusions of the BOS regarding the executive management work of the Board of Management and the Company's operational situation.

**The supervision results show:**

- The Board of Management has correctly exercised its rights and obligations, organized and managed the Company's production and business activities in accordance with its duties and powers as prescribed by law, the Company's Charter, the Company's internal management regulations, and fully implemented the Resolutions and Decisions of the BOD. The Board of Management has fully provided information, facilitating the BOS's access to and inspection of the Company's financial situation and other activities;
- The CEO has always proactively monitored market developments to propose flexible, synchronized solutions regarding products and services, capital sources, human resources, technology, and risk management to enhance business efficiency.
- Complete the issuance of shares for 2024 dividend payment and the issuance of shares under the employee stock option program for 2025.

**V. Operating plan for 2026.**

With a solid internal foundation, including experience in project investment and stable financial capacity in the current period, the Company has the basis to steadfastly pursue the goal of becoming one of the leading enterprises in real estate investment and business.

The Company's Board of Directors has defined the directions, tasks, and operational objectives for 2026 with several key targets in the business production plan as follows:

Item	Indicator	Unit	2026 Plan
I	Total revenue	Million VND	628.820
1	Real estate revenue	Million VND	603.820
2	Million VND	Million VND	25.000



Item	Indicator	Unit	2026 Plan
II	Total profit before tax	Million VND	147.738
III	Total profit after tax	Million VND	118.190
IV	Dividend rate	%	8%

To achieve the aforementioned targets, the Board of Directors needs to implement a series of solutions as follows:

- ✓ Build and stabilize the Company's business production activities, decisively direct the Company to complete the 2026 business production plan after the GSM approves it.
- ✓ Intensify research efforts on new projects with significant potential.
- ✓ Participate in bidding for potential projects.
- ✓ Focus on implementing projects that have full legal prerequisites.
- ✓ The BOD continues to direct the Company to flexibly utilize capital sources to optimize the efficiency generated for the Company.
- ✓ Focus on implementing several projects:
  - Location: Plot A4, New Urban Area part of Binh Duong Industrial – Service – Urban Complex, Binh Duong Ward, Ho Chi Minh City
    - Location: Plot A4, New Urban Area part of Binh Duong Industrial – Service – Urban Complex, Binh Duong Ward, Ho Chi Minh City
    - Project scale: 1,3 hectares, comprising 02 blocks of 30 stories
    - Total investment: 3.733 billion
  - Bao Ninh 2 Social Housing Project:
    - Location: Within Bao Ninh 2 urban area
    - Project scale: 1,78 hectares with 03 towers T1, T2, T3
    - Total investment: 560.417 billion
  - Bao Ninh 2 Urban Area Project:
    - Location: Bao Ninh Commune, Dong Hoi Ward, Quang Tri
    - Project scale: 18,19 hectares (including high-rise zone and social housing)
    - Estimated total investment: 2.390 billion
  - New urban area project on Huu Nghi Street:
    - Location: Huu Nghi Street, Dong Hoi Ward, Quang Tri
    - Project scale: 5,82 hectares
    - Estimated total investment: 1.916 billion

- Cat Khanh Urban Area Project within Cat Khanh Seafood Processing Industrial Cluster:
  - Location: Thang Kien Quarter, Cat Khanh Town, Phu Cat District, Binh Dinh Province
  - Project scale: 41,6 hectares
  - Estimated total investment: 1.996 billion
- ✓ Implement the Company's governance functions strictly according to the scope of authority and duties of the BOD as stipulated in the Company's organizational and operational Charter, along with other regulations and provisions.
- ✓ Focus on directing to strengthen and innovate training, recruitment, planning, appointment, and salary-bonus policies to build a team of employees with qualifications, competence, a sense of responsibility, and dedication, to jointly build a stable, strong, and developing Company. Concurrently, build a sustainable corporate culture to create confidence, pride, and a conscious connection of employees' interests with the Company's interests.
- ✓ Provide decisive direction, specific regulations, enhanced inspection and supervision, and strict penalties to raise responsibility for effectively implementing quality, progress, and labor safety management policies.
- ✓ Direct the disclosure of enterprise information strictly in accordance with current legal provisions.

Above is the content of the BOD's 2025 Activity Report and 2026 operational orientation, the BOD respectfully submits this Report to the GSM for approval.

***Respectfully, we extend to all esteemed shareholders our wishes for health and success!***

**Recipients:**

- Annual GSM 2026;
- Meeting Records Filing.

Hanoi, / /2026

**ON BEHALF OF THE BOD  
CHAIRMAN**



**Kieu Xuan Nam**



## REPORT ON ACTIVITIES IN 2025 AND 2026 OPERATIONAL PLAN OF THE BOARD OF SUPERVISORS AT THE 2026 ANNUAL GENERAL SHAREHOLDERS MEETING

### **To: THE 2026 ANNUAL GENERAL SHAREHOLDERS MEETING**

*The functions and duties of the Board of Supervisors are stipulated in the Charter of Organization and Operation of Nam Me Kong Group Joint Stock Company;*

*Based on the audited Financial Statements for 2025 of Nam Me Kong Group Joint Stock Company;*

*Based on the results of the inspection and supervision activities of the Board of Supervisors in 2025,*

The Board of Supervisors ("BOS") respectfully reports to the General Shareholders Meeting ("GSM") the results of inspection and supervision of activities in 2025 of Nam Me Kong Group Joint Stock Company ("Company") as follows:

### **I. REPORT ON ACTIVITIES OF THE BOARD OF SUPERVISORS**

Regarding the organizational structure of the Board of Supervisors, the Company's Board of Supervisors in 2025 comprised 03 members, and the BOS held 2 meetings during the year:

BOS member	BOS member	Number of meetings attended	Rate of meeting attendance	Rate of voting	Reason for not attending meeting
1	Mr. Nguyen Tuan Minh	2	100%	100%	
2	Ms. Nguyen Thi Thu Nga	2	100%	100%	
3	Ms. Pham Thi Van	2	100%	100%	

In its role as a representative of shareholders overseeing the Company's operational situation, the BOS has fully carried out its responsibilities and duties in monitoring, inspecting, and supervising the Company's governance, executive operations, and various business activities, specifically:

- All BOS members fully participated in 02 meetings and several internal BOS discussions. Furthermore, as assigned by the Head of the Board of Supervisors, each member, according to their area of expertise, proactively implemented supervision and inspection tasks regarding the activities of the Board of Directors ("BOD"), the Board of Management "Board of Management" and the Company's specialized departments.
- Supervising the implementation of GSM Resolutions; All Resolutions/Decisions of the BOD, Chief Executive Officer, and Financial Statements.
- Appraising the 2025 Financial Statements (including both semi-annual and annual review reports) which have undergone independent audit; Reviewing quarterly Financial Statements, evaluating the Company's production and



business activities, and submitting recommendations to the BOD and Board of Management in cases where clarification is needed;

- Assessing the reasonableness, legality, and integrity in financial, investment, and business management to ensure that the activities of the BOD and Board of Management comply with legal regulations and the Company Charter;
- Performing other duties as stipulated by the Enterprise Law, the Company's Charter, GSM Resolutions, and the BOS Operating Regulations.

Coordination among the Board of Supervisors, BOD, and Board of Management was essentially carried out in compliance with legal provisions and the Company's Charter. All opinions from the BOS were thoroughly considered and evaluated by the BOD and Board of Management, with many issues discussed and resolved directly at meetings. For outstanding issues in management and operations recommended by the BOS, the BOD and Board of Management acknowledged them and sought solutions during the Company's management and operation process.

In 2025, the BOS did not receive any requests from shareholders or groups of shareholders for the review of accounting books, other documents, or inspection requests related to the Company's business, management, and operational activities.

## **II. RESULTS OF PERFORMING SOME SPECIFIC DUTIES**

### **1. Supervising the activities of the BOD**

- The governance work of the Board of Directors in 2025 complied with the Enterprise Law and relevant legal provisions, the Company Charter, internal regulations on corporate governance, and the Board of Directors' Operating Regulations. The Company's operational activities consistently ensured openness and transparency, focusing on the business strategy approved by the GSM and aiming for operational efficiency.
- The Board of Directors issued Resolutions, Decisions, and supervised the Board of Management in deploying and executing the contents of the 2025 Annual General Shareholders Meeting Resolution;
- The Resolutions of the Board of Directors were all approved with high consensus from the members; The order and procedures for organizing meetings and approving decisions of the Board of Directors comply with legal regulations and the Company's Charter.

### **2. Supervise the operations of the Board of Management**

In 2025, the operational work of the Board of Management complied with the provisions of the Enterprise Law and relevant legal regulations, the Company's Charter, internal regulations on corporate governance, and ensured implementation according to the Resolutions of the GSM, BOD.

### **3. Coordination between the BOS, BOD, Board of Management, and other management personnel**

In 2025, the Board of Supervisors closely coordinated with the BOD, Board of Management in performing their assigned functions and duties. The BOD and Board of Management facilitated the BOS in performing its duties, providing information and documents related to the Company's operations. Within its authority and responsibilities, the BOS assessed that the BOD, Board of Management, and

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relevant departments had organized and executed well and no significant shortcomings or violations occurred that affected the Company's operations.

#### 4. Appraisal of 2025 Financial Statements

The Company's 2025 Financial Statements were audited by Vietnam Auditing and Valuation Co., Ltd.

The BOS appraised the Company's Financial Statements audited by Vietnam Auditing and Valuation Co., Ltd. and concurred with the audit opinion "The Financial Statements fairly and reasonably reflect, in all material respects, the financial position of the Company as of 2025-12-31, as well as the results of its business operations and cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal provisions concerning the preparation and presentation of financial statements."

#### 5. Assessment of implementation results of the 2025 Business Plan

*Unit: Million VND*

No.	The key primary indicators	Plan 2025	Actual 2025	% Actual compared to Plan 2025
I	<b>Total Revenue</b>	<b>763.276</b>	<b>614.414</b>	<b>80,50%</b>
1	Real estate business operations	754.776	599.273	79,40%
2	Other total revenue	8.500	15.141	178,13%
II	<b>Profit before tax amount</b>	<b>211.054</b>	<b>129.589</b>	<b>61,40%</b>
III	<b>Profit after tax of parent Company shareholders</b>	<b>168.843</b>	<b>99.765</b>	<b>59,09%</b>
IV	<b>Total Dividends</b>	<b>9%</b>	<b>7,5%</b>	<b>83,33%</b>

*(Source: Audited Consolidated Financial Statements 2025)*

#### 6. Remuneration of the Board of Supervisors

The remuneration of the Board of Supervisors paid in 2025 complied with the Resolution approved by the GSM.

#### 7. Assessment of transactions between the Company and related parties

Transactions between the Company and related parties were approved and executed in accordance with legal regulations, the Company's Charter, and the Resolution of the GSM.

### III. OPERATIONAL PLAN OF THE BOARD OF SUPERVISORS FOR 2026

Based on the functions and duties of the BOS as stipulated by law, the Company's organizational and operational Charter, the BOS oriented its activities for 2026 as follows:

- Participate in providing feedback to the Board of Directors, propose recommendations to the Board of Management to promote and implement



specific tasks fully and promptly within the scope of the Board of Supervisors' functions and duties;

- Continue to promote the role of inspecting and supervising the Company's business operations, ensuring compliance with legal regulations, the Company's Charter, and Resolutions of the General Shareholders Meeting;
- Supervise the implementation of GSM Resolutions; All Resolutions/Decisions of the BOD, Chief Executive Officer;
- Supervise business performance reports, financial statements, and support business operations to be safe, sustainable, efficient, and maximize benefits for shareholders.

#### **IV. PROPOSAL REGARDING THE SELECTION OF AN INDEPENDENT AUDIT FIRM**

BOS proposes the GSM approve the criteria to be a basis for selecting the approved audit firm to audit Financial Statements for 2026 as follows:

##### **Criteria for selecting an independent audit firm:**

- Is a company operating legally in Vietnam and is on the List of audit firms approved to audit public interest entities in the securities sector for 2026 as per the decision of the UBCKNN;
- Has a reputation for audit quality and audit experience with public companies, listed companies, and large banking and financial institutions in Vietnam;
- Audit team possesses high qualifications and extensive experience;
- Satisfies the Company's requirements concerning audit scope and audit schedule.

Authorize the Board of Directors to decide on selecting 01 audit firm and assign the Chief Executive Officer to sign a contract for audit services with the independent audit firm selected to perform the audit and review of the Company's Financial Statements for 2026 based on meeting the established criteria and ensuring maximum benefit for the Company. *TV*

##### **To recipients:**

- Annual GSM year 2026;
- Save GSM records file

Hanoi, / /2026

**P.P. Board of Supervisors  
Board Chairman**



**Nguyen Tuan Minh**



## Submission Document No. 01

Regarding: Approval of the audited Financial Statements for 2025

**To: ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

*Pursuant to the Law on Enterprises and current guiding documents;*

*Pursuant to the Law on Securities and current guiding documents;*

*Based on the audited Consolidated Financial Statements for 2025 of Nam Me Kong Group Joint Stock Company,*

The Board of Directors respectfully submits to the General Shareholders Meeting for approval of the audited Consolidated Financial Statements for 2025 of Nam Me Kong Group Joint Stock Company as follows:

The Financial Statements for 2025 were audited by Vietnam Auditing & Valuation Company Limited in accordance with prescribed standards, inspected by the Company's Board of Supervisors, and published by the Company's Board of Directors as regulated, and simultaneously posted on the website: <https://www.nammekong.net>, including:

- 1) Auditor's Report.
- 2) Balance Sheet as of 2025-12-31.
- 3) Statement of Business Results for 2025.
- 4) Cash Flow Statement.
- 5) Notes to the Financial Statements.

Among which there are some key indicators as follows:

No.	INDICATOR	VALUE (Million VND)	No.	INDICATOR	VALUE (Million VND)
<b>A</b>	<b>FINANCIAL SITUATION</b>		<b>B</b>	<b>BUSINESS RESULTS</b>	
I	<b>TOTAL ASSETS</b>	<b>3.030.223</b>	1	Revenue from sales and services	607.677
1	Current assets	2.337.532	2	Financial income	5.134
2	Non-current assets	692.691	3	Other income	1.603
II	<b>TOTAL CAPITAL</b>	<b>3.030.223</b>	4	Total expenses	484.825
1	Liabilities	1.543.166	5	Profit before tax	129.589
a	Current liabilities	1.162.273	6	Profit after tax	99.845



**CÔNG TY CỔ PHẦN TẬP ĐOÀN NAM MEKONG**

Địa chỉ: Tầng II, Tòa nhà Geleximco, số 36 Hoàng Cầu, phường Ô Chợ Dừa, quận Đống Đa, Hà Nội  
Điện thoại: 024 37560333 | Fax: 024 37560332 | Email: [info@nammekong.net](mailto:info@nammekong.net) | Website: [www.nammekong.net](http://www.nammekong.net)

No.	INDICATOR	VALUE (Million VND)	No.	INDICATOR	VALUE (Million VND)
b	Non-current liabilities	380.893	a	PAT of Parent Company Shareholders	99.765
2	Equity	1.487.057	b	Profit after tax of Non-controlling Shareholders	80

The Board of Directors respectfully submits to the General Shareholders Meeting for approval of the Financial Statements for 2025 audited by Vietnam Auditing & Valuation Company Limited. Respectfully submitted to the General Shareholders Meeting for consideration and approval! *TK*

**Recipients:**

- Annual GSM 2026;
- File General Meeting records.

Hanoi,     /     / 2026

**ON BEHALF OF THE BOD**

**CHAIRMAN**



**KIEU XUAN NAM**



**CÔNG TY CỔ PHẦN TẬP ĐOÀN NAM MEKONG**

Địa chỉ: Tầng 11, Tòa nhà Geleximco, số 36 Hoàng Cầu, phường Ô Chợ Dừa, quận Đống Đa, Hà Nội  
 Điện thoại: 024.37560333 | Fax: 024.37560332 | Email: info@nammekong.net | Website: www.nammekong.net



## SUBMISSION NO. 02

Re: Approval of the profit distribution plan for 2025

**To: ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

*Pursuant to the Charter on organization and operation of Nam Me Kong Group Joint Stock Company;*

*Pursuant to the audited consolidated Financial Statements for 2025 of Nam Me Kong Group Joint Stock Company;*

In 2025, Nam Me Kong Group Joint Stock Company issued shares to pay dividends for 2024 and issued shares under the employee stock option program for 2025. From 2024-08-09 to 2026-03-13, the Company's charter capital increased from VND 1.251.509.390.000 to VND 1.384.142.580.000.

Implementing the 2025 Annual GSM Resolution, the Company issued shares to pay 2024 dividends with an additional 11.263.319 shares issued (accounting for 99,99% of the registered shares for issuance, equivalent to an increase in par value of VND 112.633.190.000) and issued shares under the Employee Stock Option Program (ESOP) for 2025 with 2.000.000 shares, accounting for 100% of the registered shares for issuance, equivalent to an increase in par value of VND 20.000.000.000.

The Company's Board of Directors respectfully submits to the GSM for consideration and approval the 2025 profit distribution plan, specifically as follows:

Item No.	Item	Value (VND)
1	Undistributed after-tax profit for 2025	108.156.833.691
2	Profit distribution plan for 2025	
2.1	Remuneration for non-executive BOD & BOS members	36.000.000
2.2	Pay 2025 dividends in shares (Expected dividend payout ratio of 7,5% on charter capital at the time of the 2026 Annual General Shareholders Meeting, which is VND 1.384.142.580.000)	103.810.690.000
2.3	Retained profit for 2025	4.310.143.691

**CÔNG TY CỔ PHẦN TẬP ĐOÀN NAM MEKONG**

Địa chỉ: Tầng 11, Tòa nhà Geleximco, số 36 Hoàng Cầu, phường Ô Chợ Dừa, quận Đống Đa, Hà Nội  
Điện thoại: 024.37560333 | Fax: 024 37560332 | Email: info@nammekong.net | Website: www.nammekong.net

Respectfully submitted to the General Shareholders Meeting for consideration and approval! *Tu*

**Recipients:**

- 2026 Annual GSM;
- File for General Meeting.

Hanoi, / /2026  
ON BEHALF OF THE BOD  
CHAIRMAN  
  
*Kieu Xuan Nam*  
KIEU XUAN NAM





## PROPOSAL NO. 03

Regarding: Approval of the plan for issuing shares to pay dividends for 2025

### **To: GENERAL SHAREHOLDERS MEETING 2026**

*Pursuant to the Enterprise Law and current guiding documents;*  
*Pursuant to the Securities Law and current guiding documents;*  
*Pursuant to the Charter of Organization and Operation of Nam Me Kong Group Joint Stock Company;*  
*Pursuant to the audited Financial Statements for 2025;*  
*Pursuant to the profit distribution plan for 2025.*

From 2024-08-09 to March 2026, the Company's charter capital increased from 1.251.509.390.000 VND to 1.384.142.580.000 VND. The Company issued shares to pay dividends for 2024 with an additional 11.263.319 shares issued (accounting for 99,99% of the registered shares, equivalent to an increase in par value of 112.633.190.000 VND) and issued shares under the employee stock ownership plan (ESOP) for 2025 with 2,000,000 shares, accounting for 100% of the registered shares, equivalent to an increase in par value of 20,000,000,000 VND.

In 2026, the Board of Directors continues to plan the issuance of shares to pay dividends for 2025. Specifically: dividend payment in shares is expected at a rate of 7,5% of the charter capital at the time of the 2026 annual shareholders meeting.

#### **I. Approval of the plan for issuing shares to pay dividends for 2025**

- Organization: Nam Me Kong Group Joint Stock Company
- Stock name: Nam Me Kong Group Joint Stock Company shares
- Share type: Common shares
- Par value: 10,000 VND/share
- Stock code: VC3
- Current charter capital: 1.384.142.580.000 VND
- Total number of shares: 138.414.258 shares, of which:
  - o Treasury shares: 0 shares
  - o Number of outstanding shares: 138.414.258 shares
- Expected number of shares registered for issuance to pay dividends for 2025: 10.381.069 shares
- Total value of shares issued (at par value): 103.810.690.000 VND (One hundred three billion eight hundred ten million six hundred ninety thousand VND).
- Issuance method: Issuance of shares through rights exercise
- Issuance recipients: Existing shareholders named in the list of securities holders issued by Vietnam Securities Depository and Clearing Corporation on the record date for exercising the right to receive stock dividends.





- Expected issuance ratio: Expected 7,5% of the charter capital at the time of the 2026 General Shareholders Meeting, equivalent to 100:7,5 based on the shareholder list on the record date for exercising the right to receive stock dividends. Specifically, shareholders owning 100 shares are entitled to 100 dividend rights, and 100 rights to receive an additional 7,5 new shares.
- Issuance ratio: The issuance ratio at the time of dividend payment is determined as follows:

$$\text{Issuance ratio at payment date dividends} = \frac{\text{Number of shares issued for annual dividend payment}}{\text{Actual number of outstanding shares at the time of dividend payment}}$$

- Source of dividend payment: From undistributed after-tax profit based on the audited Financial Statements for 2025.
- Expected issuance timeline: In 2026, immediately after receiving notification from the State Securities Commission of Vietnam regarding the receipt of the Company's report on stock issuance for dividend payment.
- Odd-lot share handling plan: The number of shares issued to existing shareholders will be rounded down to the nearest whole unit, and any fractional shares arising (if any) will be cancelled.

Example: Shareholder Nguyen Van A, owning 263 VC3 shares, will receive an additional:  $263 \times 7,5 : 100 = 21,08$  shares, and the fractional share of 0,08 shares will be cancelled.

- Additional securities registration, additional listing: The number of additional shares issued in the offering will be additionally registered with Vietnam Securities Depository and Clearing Corporation, additionally listed on the Stock Exchange, and registered for business registration change with the Department of Finance of Hanoi City immediately after the conclusion of the offering, in accordance with the Company's Charter and current laws.

## II. Authorization

The General Shareholders Meeting authorizes the Board of Directors:

- Determine the appropriate time to close the shareholder list for rights exercise and other timelines related to dividend payment in accordance with legal regulations;
- Determine the appropriate time to close the shareholder list for rights exercise and other timelines related to dividend payment in accordance with legal regulations;
- Decide on all related matters and implement necessary tasks and procedures to complete the issuance;
- Authorize Board of Directors based on actual outstanding shares at dividend payment date to decide dividend issuance ratio. Dividend ratio may change if



- Company changes charter capital due to public offering of shares to increase capital in period from after 2026 Annual GSM to before dividend payment date.
- Authorize Board of Directors and Board of Management to amend the "Charter capital" content in Company's Charter of organization and operation consistent with issuance results; execute procedures for registering charter capital change and adjusting Company's Business Registration Certificate at competent State authorities after completing the issuance.
  - Execute all necessary procedures related to additional registration and additional listing of all newly issued shares.

Respectfully submitted to General Shareholders Meeting for consideration and approval! *Tr*

**Recipients:**

- Annual General Shareholders Meeting 2026;
- File records.

Hanoi,     /     /2026  
**ON BEHALF OF THE BOD  
CHAIRMAN**



**KIEU XUAN NAM**



## SUBMISSION NO. 04

Subject: Business Plan for 2026

**To: ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

*Pursuant to the Charter of Organization and Operation of Nam Me Kong Group Joint stock company;*

*Pursuant to the audited Consolidated Financial Statements for 2025 of Nam Me Kong Group Joint stock company;*

*Based on the actual business situation of the Company and the forecast for the Real Estate market situation in 2026,*

The Board of Directors of Nam Me Kong Group Joint stock company hereby submits to the General Shareholders Meeting (GSM) for approval the Business Plan, profit distribution, and dividend payment for 2026 as follows:

*Unit: Million VND*

No.	Item	Plan 2025	Actual 2025	Plan 2026	% Plan 2026/Actual 2025
<b>I</b>	<b>Revenue</b>	<b>763.276</b>	<b>614.414</b>	<b>628.820</b>	<b>102%</b>
1	Real estate business	754.776	599.273	603.820	101%
2	Other business	8.500	15.141	25.000	165%
<b>II</b>	<b>Profit before tax</b>	<b>211.054</b>	<b>129.589</b>	<b>147.738</b>	<b>114%</b>
<b>III</b>	<b>Profit after tax of Parent company shareholders</b>	<b>168.843</b>	<b>99.765</b>	<b>118.190</b>	<b>118%</b>
<b>IV</b>	<b>Dividend</b>	<b>9%</b>	<b>7,5%</b>	<b>8%</b>	<b>107%</b>

Respectfully submitted to the General Shareholders Meeting for consideration and approval! *Tu*

**Recipients:**

- Annual GSM 2026;
- File Meeting documents.

Hanoi, / /2026  
**ON BEHALF OF THE BOD**  
**CHAIRMAN**  
  
*Nam*  
**KIEU XUAN NAM**



## SUBMISSION NO. 05

Re: Selection of auditing firm for the fiscal year 2026

### **To: ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

*Pursuant to the Enterprise Law and current guiding documents;*

*Pursuant to the Securities Law and current guiding documents;*

*Pursuant to the Charter of Organization and Operation of Nam Me Kong Group Joint stock company;*

*Pursuant to the verification results and proposal of the Board of Supervisors regarding the preparation and auditing of the Company's Financial Statements for 2026,*

The Board of Directors respectfully submits to the General Shareholders Meeting for approval the selection of an auditing firm to perform the review of the interim Financial Statements for 2026 and the audit of the Financial Statements for 2026 for the Company as follows:

**1. Approve the selection criteria for an independent auditing firm:**

- Is a company legally operating in Vietnam and approved by the State Securities Commission to audit public interest entities in 2026;
- Has a reputation for audit quality and experience auditing public companies, listed companies, and large banking, financial institutions in Vietnam;
- Has a highly qualified and experienced team of auditors;
- Meets the Company's requirements regarding the scope and progress of the audit;

**2. Propose the GSM to approve the selection of an auditing Company:**

With the above proposal, the General Shareholders Meeting is respectfully requested to approve:

- The criteria stated in item 1 of this Submission to serve as a basis for selecting an independent auditing firm to provide auditing and Financial Statements review services for the Company in 2026.
- Authorize the Board of Directors to decide on the selection of 01 auditing company and assign the Chief Executive Officer to sign a contract for auditing services with the selected independent auditing company to perform the audit and review of the Company's Financial Statements for 2026 based on meeting the established criteria and ensuring maximum benefits for the Company.

The Board of Directors of Nam Me Kong Group Joint stock company respectfully submits to the General Shareholders Meeting for approval the authorization for the Company's Board of Directors to select and sign the audit contract for the Financial Statements for 2026, meeting the above-mentioned criteria.



Respectfully submitted to the General Shareholders Meeting for consideration and approval! T

**Recipients:**

- Annual GSM 2026;
- File General Meeting records.

Hanoi, / /2026

**ON BEHALF OF THE BOD  
CHAIRMAN**



  
**KIEU XUAN NAM**





## PROPOSAL NO. 06

Re: Approval of Remuneration Payment for 2025 to the Board of Directors,  
Board of Supervisors and the payment plan for 2026

### **To: THE ANNUAL GENERAL SHAREHOLDERS MEETING 2026**

*Pursuant to the Enterprise Law and current guiding documents;  
Pursuant to the Charter on Organization and Operation of Nam Me Kong Group  
Joint Stock Company;*

*Pursuant to the Resolution of the General Shareholders Meeting 2025,*

The Board of Directors of Nam Me Kong Group Joint Stock Company (Company) respectfully submits to the General Shareholders Meeting (GSM) for approval the remuneration paid to the Board of Directors (BOD), Board of Supervisors (BOS) for 2025 and the payment plan for 2026 as follows:

#### **1. Remuneration paid to BOD, BOS in 2025:**

Remuneration for BOD members not on the Company payroll not exceeding 3.000.000 VND/person/month (before personal income tax deduction).

- Remuneration for BOD members not on the Company payroll not exceeding 3.000.000 VND/person/month (before personal income tax deduction).
- Remuneration for Head of BOS not on the Company payroll is 0 VND/person/month (before personal income tax deduction).
- Remuneration for a BOS member not on the Company payroll is 0 VND/person/month (before personal income tax deduction).
- BOD and BOS members listed on the Company's payroll shall not receive remuneration but shall only receive Salary and Bonuses according to the Company's internal regulations and policies.

Therefore, the Company's BOD hereby reports to the GSM on remuneration payments made for the BOD and BOS during 2025 as follows:

Board of Directors	36.000.000
Board of Supervisors	0
<b>Total</b>	<b>36.000.000</b>

(In words: Thirty-six million VND only)

#### **2. Remuneration payment plan for the year 2026:**

- Remuneration for BOD members not on the Company payroll not exceeding 3.000.000 VND/person/month (before personal income tax deduction).
- Remuneration for Head of BOS not on the Company payroll is 0 VND/person/month (before personal income tax deduction).
- Remuneration for a BOS member not on the Company payroll is 0 VND/person/month (before personal income tax deduction).



- BOD and BOS members listed on the Company's payroll shall not receive remuneration but shall only receive Salary and Bonuses according to the Company's internal regulations and policies.

Respectfully submitted to GSM for consideration and approval! *TW*

**Addressed to:**

- Annual General Shareholders Meeting for 2026;
- Save General Meeting documents.



**KIEU XUAN NAM**





## SUBMISSION DOCUMENT NUMBER07

Subject: Approving the act of using assets of Company as  
assets as collateral for a third party

**To: Annual General Shareholders Meeting for the year 2026**

*Pursuant to the Law on Enterprises and the currently effective guiding documents;  
Pursuant to the Law on Securities and the currently effective guiding documents;  
Pursuant to the Charter of Organization and Activities of the Nam Me Kong Group  
Joint stock company,*

The Board of Directors respectfully submits to the General Shareholders Meeting  
for consideration and approval of the following contents:

1. To agree to use assets, including real estate, movable property, and other  
assets of the Company as collateral for a third party to borrow capital from a  
Bank.
2. To assign The Board of Directors to implementation of the work related to the  
contents mentioned above, in compliance with the provisions of applicable  
laws and the Company's Charter.

Respectfully submitted to the General Shareholders Meeting for consideration  
and approval! *TW*

**The Annual GSM for 2026;**

- The Annual GSM for 2026;
- File the GSM Records.

Hanoi, / /2026  
**ON BEHALF OF THE BOD  
CHAIRMAN**  
  
*Kieu Xuan Nam*  
**KIEU XUAN NAM**

## SUBMISSION NO. 08


Re: Authorizing the Board of Directors to continue implementing current Company projects and to approve new investment or business cooperation projects in accordance with the Company's Charter and the provisions of law

***To: The Annual General Shareholders Meeting of 2026***

*Pursuant to the Enterprise Law and its current guiding documents;  
Pursuant to the Securities Law and its current guiding documents;  
Pursuant to the Charter on Organization and Operation of Nam Me Kong Group Joint Stock Company,*

To ensure flexibility in the management and operation of Nam Me Kong Group Joint Stock Company ("Company") business, and to proactively seize opportunities for business development, the Board of Directors ("BOD") respectfully proposes that the General Shareholders Meeting ("GSM") authorize the BOD to independently decide and execute certain rights and obligations within the GSM's purview as follows:

**“Authorize the Board of Directors to continue implementing the Company's ongoing projects and to approve new investment or business cooperation for projects that align with the Company's Charter and legal provisions”.**

Respectfully submitted for the General Shareholders Meeting's consideration and approval! 

***Distribution List:***

- Annual General Shareholders Meeting 2026;
- File Meeting Records.

Hanoi,      /      /2026  
**ON BEHALF OF THE BOD**  
**CHAIRMAN**  
  
  
**KIEU XUAN NAM**



## Submission Document No. 09

Re: Authorizing the Board of Directors to decide some contents  
within the General Shareholders Meeting's authority

### ***To: The Annual General Shareholders Meeting of 2026***

*Pursuant to the Enterprise Law and current guiding legal documents;  
Pursuant to the Securities Law and current guiding legal documents;  
Pursuant to the Charter on Organization and operation of Nam Me Kong Group Joint  
Stock Company,*

To ensure flexibility in the management, operation of activities of Nam Me Kong Group Joint Stock Company ("Company"), proactively seizing opportunities to develop production and business, the Board of Directors ("BOD") respectfully submits to the General Shareholders Meeting ("GSM") to authorize the BOD to proactively decide, implement certain rights and obligations under the authority of the GSM as follows:

1. Proactively adjust the business targets and operating budget for business activities for 2026 to align with market developments, macroeconomic policies and legal regulations.
2. Authorize BOD to decide establishing subsidiary Company, other matters concerning subsidiary Company establishing.
3. Authorize BOD to decide establishing subsidiary Company, other matters concerning subsidiary Company establishing.
4. Authorize BOD decide subsidiary Company purchase, sale, division, separation, merger, consolidation, legal form change, dissolution, bankruptcy start.
5. Authorize BOD to decide issues of Owner's authority at subsidiary Company.
6. Authorize BOD full power to decide contracts and transactions related to: (i) Loan files; (ii) Asset mortgage files at credit organizations under law.

Respectfully submit to General Shareholders Meeting for consideration and approval! *TW*

#### **Recipients:**

- Annual GSM 2026;
- File for General Meeting.

*Hanoi, / /2026*  
**ON BEHALF OF THE BOD  
CHAIRMAN**  
  
*Nam*  
**KIEU XUAN NAM**

**CÔNG TY CỔ PHẦN TẬP ĐOÀN NAM MEKONG**

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