

NAM ME KONG GROUP JOINT STOCK COMPANY

Report on the Use of Proceeds from the Issuance of 2,000,000 Shares
under the 2025 Employee Stock Ownership Plan (ESOP)

For the period from 13 March 2026 (the completion date of the issuance) to
25 June 2026 (the completion date of the utilization of proceeds)

(Audited)

TABLE OF CONTENTS

	Page
Report of the Board of Management	2 – 3
Independent Auditor's Report	4 – 5
Report on the Use of Proceeds from the Issuance of 2,000,000 Shares under the 2025 Employee Stock Ownership Plan	6 – 8
Notes to the Report on the Use of Proceeds	9 – 10

NAM ME KONG GROUP JOINT STOCK COMPANY

11th floor, Geleximco building, 36 Hoang Cau, O Cho Dua ward, Hanoi city

Report of the Board of Management

The Board of Management of Nam Me Kong Group Joint Stock Company (hereinafter referred to as the "Company") hereby presents this Report together with the Report on the Use of Proceeds from the Issuance of 2,000,000 Shares under the 2025 Employee Stock Ownership Plan (ESOP) for the period from 13 March 2026 (the completion date of the issuance) to 25 June 2026 (the completion date of the utilization of proceeds), and the accompanying Notes to the Report on the Use of Proceeds (collectively referred to as the "Report on the Use of Proceeds").

1. GENERAL INFORMATION

Nam Me Kong Group Joint Stock Company was established and operates under Enterprise Registration Certificate No. 0101311837, initially issued on 17 September 2002, and amended for the 29th time on 13 March 2026 by the Hanoi Department of Finance.

BOARD OF DIRECTORS, BOARD OF SUPERVISORS AND BOARD OF MANAGEMENT

The members of the Board of Directors, the Board of Supervisors and the Board of Management during the reporting period and up to the date of this Report are as follows:

Board of Directors

Full name	Position	Date of appointment/dismissal
Mr. Kiều Xuân Nam	Chairman	
Mr. Đặng Minh Huệ	Member	
Mr. Phạm Xuân Uởng	Member	
Mr. Phí Anh Dũng	Member	
Mr. Nguyễn Hoàng	Member	

Board of Management

Full name	Position	Date of appointment/dismissal
Mr. Đặng Minh Huệ	General Director	
Mr. Phạm Xuân Uởng	Deputy General Director	
Mr. Phí Anh Dũng	Deputy General Director	
Mr. Nguyễn Hoàng	Deputy General Director	

Board of Supervisors

Họ và tên	Position
Mr. Nguyễn Tuấn Minh	Head of the Board
Mrs. Nguyễn Thị Thu Nga	Member
Mrs. Phạm Thị Vân	Member

LEGAL REPRESENTATIVES

The legal representatives of the Company during the reporting period and up to the date of this Report are Mr. Kieu Xuan Nam – Chairman of the Board of Directors & Mr. Dang Minh Hue – General Director.

2. AUDITOR

Report of the Board of Management

Vietnam Auditing and Valuation Company Limited has been appointed to audit the Report on the Use of Proceeds from the Issuance of 2,000,000 Shares under the 2025 Employee Stock Ownership Plan (ESOP) for the period from 13 March 2026 (the completion date of the issuance) to 25 June 2026 (the completion date of the utilization of proceeds) of the Company.

3. EVENTS OCCURRING AFTER THE REPORTING DATE

The Board of Management confirms that there have been no events occurring after the reporting date that require disclosure in the Report on the Use of Proceeds from the Issuance of 2,000,000 Shares under the 2025 Employee Stock Ownership Plan (ESOP) for the period from 13 March 2026 (the completion date of the issuance) to 25 June 2026 (the completion date of the utilization of proceeds).

4. STATEMENT OF THE RESPONSIBILITIES OF THE BOARD OF MANAGEMENT FOR THE REPORT ON THE USE OF PROCEEDS FROM THE ISSUANCE OF 2,000,000 SHARES UNDER THE 2025 EMPLOYEE STOCK OWNERSHIP PLAN (ESOP)

The Board of Management is responsible for preparing and fairly presenting the Report on the Use of Proceeds in accordance with the basis of preparation described in Note 3 – "Basis of Preparation and Purpose of the Report on the Use of Proceeds."

The Board of Management undertakes that it has:

- Selected appropriate accounting policies and applied them consistently;
- Prepared and presented the Report on the Use of Proceeds on a going-concern basis unless it is inappropriate to presume that the Company will continue its operations; and
- Established and maintained an effective internal control system for the preparation and fair presentation of the Report on the Use of Proceeds so as to minimize risks of fraud and errors.

The Board of Management is responsible for ensuring that the accounting records are properly maintained and adequately preserved to accurately and fairly reflect the Company's use of proceeds at any time in accordance with the accounting policies described in Note 3 to the Notes to the Report on the Use of Proceeds.

The Board of Management confirms that it has complied with the above requirements in preparing and presenting the Report on the Use of Proceeds.

5. APPROVAL OF THE REPORT ON THE USE OF PROCEEDS

The Board of Management approves the Report on the Use of Proceeds from the issuance of 2,000,000 shares under the 2025 Employee Stock Ownership Plan (ESOP) for the period from 13 March 2026 to 25 June 2026.

For and on behalf of the Board of Management,

DANG MINH HUE
General Director

Hanoi, 06th July 2026

No: 561/BCKT/TC/NV7

INDEPENDENT AUDITOR'S REPORT

To: The Shareholders, The Board of Directors, The Board of Supervisors, and the Board of Management of Nam Me Kong Group Joint Stock Company

We have audited the accompanying Report on the Use of Proceeds from the Issuance of 2,000,000 Shares under the 2025 Employee Stock Ownership Plan (ESOP) for the period from 13 March 2026 (the completion date of the issuance) to 25 June 2026 (the completion date of the utilization of proceeds) of Nam Me Kong Group Joint Stock Company (hereinafter referred to as the "Company"), dated 06 July 2026, together with the accompanying Notes to the Report on the Use of Proceeds (collectively referred to as the "Report on the Use of Proceeds") presented on pages 06 to 10.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation and fair presentation of the Report on the Use of Proceeds in accordance with Note 3 – "Basis of Preparation and Purpose of the Report on the Use of Proceeds", and for such internal control as the Board of Management determines is necessary to enable the preparation of the Report on the Use of Proceeds that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to express an opinion on the Report on the Use of Proceeds based on our audit. We conducted our audit in accordance with the Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Report on the Use of Proceeds is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Report on the Use of Proceeds. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Report on the Use of Proceeds, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Report on the Use of Proceeds in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the Report on the Use of Proceeds.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's Opinion

In our opinion, the accompanying Report on the Use of Proceeds from the Issuance of 2,000,000 Shares under the 2025 Employee Stock Ownership Plan (ESOP) for the period from 13 March 2026 (the completion date of the issuance) to 25 June 2026 (the completion date of the utilization of proceeds) of Nam Me Kong Group Joint Stock Company presents fairly, in all material respects, the utilization of proceeds in accordance with Note 3 – "Basis of Preparation and Purpose of the Report on the Use of Proceeds" in the Notes to the Report on the Use of Proceeds and other relevant legal regulations.

Basis of Preparation and Presentation of the Report on the Use of Proceeds

Without qualifying our opinion, we draw readers' attention to Note 3 – "Basis of Preparation and Purpose of the Report on the Use of Proceeds", which describes the basis adopted by the Company in preparing this Report. The Report has been prepared solely for the purpose of information disclosure and submission to competent State authorities in accordance with applicable regulations. Accordingly, this Report may not be suitable for any other purpose.

TRAN TRI DUNG

Deputy General Director

Practising Certificate No.: 0895-2023-126-1

**VIETNAM AUDITING AND VALUATION
COMPANY LIMITED**

Hanoi, 06th July 2026

TRAN MANH DUC

Auditor

Practising Certificate No.: 4884-2024-126-1

NAM ME KONG GROUP JOINT STOCK COMPANY11th floor, Geleximco building, 36 Hoang Cau, O Cho Dua ward, Hanoi city**REPORT ON THE USE OF PROCEEDS**

From the Issuance of 2,000,000 Shares under the 2025 Employee Stock Ownership Plan (ESOP)

For the period from 13 March 2026 (completion date of the issuance) to 25 June 2026 (completion date of the utilization of proceeds)**1. GENERAL INFORMATION ON THE SHARE ISSUANCE**

No.	Description	Information
1	Stock Code	VC3
2	Type of Shares	Ordinary shares
3	Par Value	VND 10,000/share
4	Issuance Method	Issuance of shares under the 2025 Employee Stock Ownership Plan (ESOP)
5	Number of Shares Issued	2,000,000 shares
6	Total Issuance Value	VND 20,000,000,000
7	Gross Proceeds	VND 20,000,000,000
8	Net Proceeds	VND 19,978,400,000
9	Issuance Ratio	1.47%
10	Completion Date of Issuance	13 March 2026
11	Eligibility Criteria	Members of the Board of Directors, Board of Management, Board of Supervisors and employees having labor contracts with the Company at the date of preparing the participant list, based on position, seniority, performance, contributions and other criteria (if any).
12	Eligible Participants	Members of the Board of Directors and Board of Supervisors for the 2022–2027 term who had not submitted or been under consideration for resignation; the Board of Management and Vietnamese employees having labor contracts and working for the Company and its subsidiaries as of 30 November 2025.
13	Transfer Restriction	Shares may only be transferred after one year from the completion date of the issuance.
14	Outstanding Shares before Issuance	136,414,258 shares
15	Outstanding Shares after Issuance	138,414,258 shares

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For the period from 13 March 2026 (completion date of the issuance) to 25 June 2026 (completion date of the utilization of proceeds)**2. NET PROCEEDS FROM THE SHARE ISSUANCE**

Description	Amount
Capital increase method	Issuance of shares under the 2025 ESOP
Number of shares issued	2,000,000 shares
Par value	VND 10,000/share
Issue price	VND 10,000/share
Gross proceeds	VND 20,000,000,000

Item	Amount (VND)
Share capital	20,000,000,000
Share premium	-
Total	20,000,000,000
Issuance expenses	21,600,000
Net proceeds	19,978,400,000

3. PLAN FOR THE UTILIZATION OF PROCEEDS FROM THE ISSUANCE OF 2,000,000 SHARES UNDER THE 2025 EMPLOYEE STOCK OWNERSHIP PLAN (ESOP)**3.1 Utilization Plan Approved by the General Meeting of Shareholders**

On 31 December 2025, the General Meeting of Shareholders approved the written shareholders' resolution proposal dated 16 December 2025 regarding the issuance of shares under the 2025 Employee Stock Ownership Plan pursuant to Resolution No. 02/2025/NQ-DHDCD-MKG.

Accordingly, the proceeds from the issuance are to be used to meet the Company's business operating needs and supplement its working capital.

3.2 Utilization Plan Approved by the Board of Directors

On 07 January 2026, the Board of Directors approved Resolution No. 01/2026/NQ-HDQT regarding the implementation of the ESOP issuance plan in accordance with the detailed plan approved by the Extraordinary General Meeting of Shareholders under Resolution No. 02/2025/NQ-DHDCD-MKG. The detailed utilization plan is as follows:

STT	Purpose	Planned use amount (VND)
1	Business operating needs and supplementation of working capital	20,000,000,000
TOTAL:		20,000,000,000

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No.	Description	Transaction Date	Amount (VND)
1	Corporate income tax arising from operating activities	23 June 2026	712,026,011
2	Corporate income tax arising from real estate transfers	23 June 2026	19,287,973,989
3	Bank charges	29 January–25 June 2026	1,829,969
4	Interest income on bank deposits	29 January–25 June 2026	(4,397,008)
Total amount utilized {1}			19,997,432,961
Planned utilization {2}			19,978,400,000
Difference {3}={1}-{2}			19,032,961

The bank charges and deposit interest arose from the escrow account opened exclusively for the 2025 ESOP share issuance.

The difference was financed by the interest income generated from the proceeds of the issuance of 2,000,000 ESOP shares together with the Company's working capital.

The Company fully utilized all proceeds from the issuance during the period from 13 March 2026 (completion date of the issuance) to 25 June 2026 (completion date of the utilization of proceeds).

UNG QUANG SON
Prepared by

PHAN TA THANH HUYEN
Chief Accountant

DANG MINH HUE
General Director
Hanoi, 06th July 2026

NAM ME KONG GROUP JOINT STOCK COMPANY

11th floor, Geleximco building, 36 Hoang Cau, O Cho Dua ward, Hanoi city

REPORT ON THE USE OF PROCEEDS

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These Notes form an integral part of and should be read in conjunction with the accompanying Report on the Use of Proceeds.

1. OPERATING CHARACTERISTICS**1.1. Ownership Structure**

Nam Me Kong Group Joint Stock Company is a joint-stock company established under Enterprise Registration Certificate No. 0101311837, initially issued on 17 September 2002 and amended for the 29th time on 13 March 2026 by the Hanoi Department of Finance.

The Company's registered charter capital under the latest Enterprise Registration Certificate is VND 1,384,142,580,000. As of 13 March 2026, the fully paid charter capital amounted to VND 1,384,142,580,000, equivalent to 138,414,258 ordinary shares with a par value of VND 10,000 per share.

Head Office: 11th Floor, Geleximco Building, 36 Hoang Cau Street, O Cho Dua Ward, Hanoi City.

1.2. Principal Business Activity

The Company's principal business activity is real estate business and trading of land use rights owned, used or leased by the Company.

1.3. Business Lines

The Company's registered business activities include::

- Real estate business and trading of land use rights owned, used or leased, including office leasing, real estate business, hotel and tourism services;
- Residential building construction;
- Non-residential building construction;
- Road construction;
- Civil electrical works;
- Other business activities registered under the Enterprise Registration Certificate.

2. REPORTING PERIOD AND ACCOUNTING CURRENCY**2.1 Reporting Period**

The Report on the Use of Proceeds has been prepared for the period from 13 March 2026 (completion date of the issuance) to 25 June 2026 (completion date of the utilization of proceeds).

2.2 Accounting Currency

The accounting currency used is the Vietnamese Dong (VND), as all receipts and payments are conducted in VND.

3. BASIS OF PREPARATION AND PURPOSE OF THE REPORT**3.1 Basis of Preparation**

NAM ME KONG GROUP JOINT STOCK COMPANY

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REPORT ON THE USE OF PROCEEDS

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The Report on the Use of Proceeds has been prepared on the historical cost basis in accordance with the Vietnamese Accounting Standards (VAS), the current Vietnamese Accounting Regime and relevant legal regulations governing the preparation and presentation of such reports.

The Report is prepared on a cash receipts and cash payments basis and forms part of the Company's overall cash flow.

3.2 Purpose of the Report

The Company prepares this Report for submission to competent State authorities in compliance with regulations governing information disclosure in the securities market. Accordingly, this Report may not be appropriate for any other purpose.

4 DISBURSEMENT OF PROCEEDS

The Company fully disbursed all net proceeds from the issuance of 2,000,000 shares under the 2025 Employee Stock Ownership Plan (ESOP) during the period from 13 March 2026 to 25 June 2026.

5 VENTS AFTER THE REPORTING DATE

The Board of Management confirms that no events have occurred after the reporting date that require disclosure in the Report on the Use of Proceeds from the issuance of 2,000,000 shares under the 2025 Employee Stock Ownership Plan (ESOP).

UNG QUANG SON
Prepared by

PHAN TA THANH HUYEN
Chief Accountant

DANG MINH HUE
General Director
Hanoi, 06th July 2026