

DISCLOSURE OF INFORMATION ON TREASURY SHARE SALE TRANSACTION

I. Introduction of the Organization Registering the Treasury Share Sale Transaction

1. Full name of the organization registering the treasury share sale transaction: Nam Bay Bay Investment Corporation
2. Trading name: Nam Bay Bay Investment Corporation
3. Registered office address: CII Tower Building, 152 Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam
4. Telephone: 028.62 577 577 Fax: 028.62 577 755
5. Securities code: NBB
6. Par value: VND 10,000 per share
7. Charter capital: VND 1,004,756,560,000
8. Account-holding bank: Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch

Account number: 0303 885 3501

9. Legal basis for business operations:

- Enterprise Registration Certificate No. 0303885305 issued by the Department of Planning and Investment of Ho Chi Minh City, first registered on July 4, 2005 and amended for the 20th time on July 20, 2025 by the Department of Finance of Ho Chi Minh City.
- Principal business line: Real estate business, transfer of land use rights owned, used, or leased by the owner (Details: Conducted in accordance with Clause 1, Article 10 of the Law on Real Estate Business, excluding investment in construction of cemetery and burial ground infrastructure for the purpose of transferring land use rights attached to such infrastructure) – Industry code: 6810
- Principal products/services: Real estate.
- Total business capital (equity as per the Consolidated Financial Statements as at December 31, 2025): VND 1,820,864,118,913.

II. Treasury Share Sale Plan

1. Total number of treasury shares held prior to the transaction: 315,861 shares.



2. Total number of treasury shares registered for sale: 315,861 shares.
3. Purpose of the treasury share sale: To restructure the capital base of NBB; therefore, the disposal of treasury shares in accordance with applicable law is required.
4. Source of funds: Not applicable.
5. Expected transaction period: From July 01, 2026 to July 30, 2026.
6. Transaction method: Negotiation and/or order-matching on the trading system of the Ho Chi Minh Stock Exchange.
7. Price determination principle: Transaction prices shall comply with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance, relevant legal documents, and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically:

Offer price \geq Reference price – (Reference price \times 50% \times Price fluctuation band)

8. Daily order volume: In accordance with Clause 3, Article 8 of Circular No. 120/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance, relevant legal documents, and the Listing and Trading Regulations of the Vietnam Stock Exchange. Specifically: In each trading day, the total volume of sell orders shall be a minimum of 3% and a maximum of 10% of the registered trading volume with the State Securities Commission of Vietnam ("SSC") (sell order volume excludes cancelled orders; this requirement is waived when the remaining volume to be sold is less than 3%).

9. Name of securities company designated as agent for the treasury share sale transaction: FPT Securities Corporation – Ho Chi Minh City Branch

- Address: 3rd Floor, Building 136-138 Le Thi Hong Gam Street, Ben Thanh Ward, Ho Chi Minh City

- Telephone: 1900 6446

- Transaction account: 058C900577

LEGAL REPRESENTATIVE
CHIEF EXECUTIVE OFFICER



NGUYEN BA LAN