

CÔNG TY CỔ PHẦN NAM VIỆT
Nam Viet Joint Stock Company
MCK/ Stock ticker: NAV

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Số/ No: H5-2026/CV-NAV

TP. Hồ Chí Minh, ngày 15 tháng 05 năm 2026
HCMC, May 15, 2026

CÔNG BỐ THÔNG TIN

DISCLOSURE OF INFORMATION

Kính gửi / To: - Ủy Ban Chứng Khoán Nhà Nước/ State Securities Commission;
- Sở Giao Dịch Chứng Khoán TP HCM/ Ho Chi Minh City Stock Exchange

- Tên tổ chức/ Organization Name : **Công ty Cổ phần Nam Việt/ Nam Viet Joint Stock Company**
- Mã chứng khoán / Stock ticker: NAV
- Địa chỉ liên lạc / Address: 18F Tầng Nhon Phú, KP.12, Phường Phước Long, TP. HCM / 18F Tầng Nhon Phu, KP.12, Phuoc Long Ward, Ho Chi Minh City
- Điện thoại/ Phone : (028) 37282102- Fax: (028) 37313641
- Địa chỉ / Address: 18F Tầng Nhon Phú, KP.12, Phường Phước Long, TP. HCM/ 18F Tầng Nhon Phu, KP.12, Phuoc Long Ward, Ho Chi Minh City.
- Loại thông tin công bố /Type of information disclosed: 24 giờ/24h 72 giờ/72h theo yêu cầu / requested bất thường/ Irregular định kỳ/ periodic :

Nội dung thông tin công bố/ Information disclosure content:

Công ty cổ phần Nam Việt công bố thông tin:/ Nam Viet Joint Stock Company announces the following information

1. Biên bản họp và Nghị Quyết Đại hội đồng cổ đông thường niên năm 2026 số 01/NQ-ĐHĐCĐ-2026-NAV ngày 15/05/2026. / Minutes of the meeting and Resolution of the Annual General Meeting of Shareholders 2026 No. 01/NQ-ĐHĐCĐ-2026-NAV dated May 15, 2026.

2. Thông báo thay đổi nhân sự/ Announcement of personnel changes.

3. Các Nghị Quyết Hội Đồng Quản trị và Quyết định Ban Kiểm soát của Công ty cổ phần Nam Việt ngày 15/05/2026 /Resolutions of the Board of Directors and Decisions of the Supervisory Board of Nam Viet Joint Stock Company dated May 15, 2026.

a. Nghị Quyết Hội Đồng Quản trị số: 03-2026/NQ-HĐQT-NAV ngày 15/05/2026 (V/v: Bổ nhiệm Chủ tịch Hội đồng Quản Trị)/ Board of Directors Resolution No.: 03-2026/NQ-HĐQT-NAV dated May 15, 2026 (Re: Appointment of the Chairman of the Board of Directors).

b. Nghị Quyết Hội Đồng Quản trị số: 04-2026/NQ-HĐQT-NAV ngày 15/05/2026 (V/v: Bổ nhiệm Tổng Giám Đốc)/ Board of Directors Resolution No.: 04-2026/NQ-HĐQT-NAV dated May 15, 2026 (Re: Appointment of the General Director of the Company).



- c. Nghị Quyết Hội Đồng Quản trị số: 05-2026/NQ-HĐQT-NAV ngày 15/05/2026 (V/v: Thông qua chốt danh sách cổ đông chi trả bổ sung cổ tức năm 2025 đợt 2)/ Board of Directors Resolution No.: 05-2026/NQ-HĐQT-NAV dated May 15, 2026 (Approval of the shareholder list for the second supplementary dividend payment for 2025).
- d. Nghị Quyết Hội Đồng Quản trị số: 06-2026/NQ-HĐQT-NAV ngày 15/05/2026 (V/v: Ủy quyền Tổng Giám đốc trong giao dịch với ngân hàng và các tổ chức tín dụng)/ Board of Directors Resolution No.: 06-2026/NQ-HĐQT-NAV dated May 15, 2026 (Re:Authorization of the General Director in transactions with banks and credit institutions).
- e. Nghị Quyết Hội Đồng Quản trị số: 07-2026/NQ-HĐQT-NAV ngày 15/05/2026 (V/v: Phê duyệt quỹ lương CBCNV và quỹ lương TGD năm 2026)/ Board of Directors Resolution No.: 07-2026/NQ-HĐQT-NAV dated May 15, 2026 (Re: Approval of the Employee Salary Fund and the General Director's Salary Fund for 2026).
- f. Nghị Quyết Hội Đồng Quản trị số: 08-2026/NQ-HĐQT-NAV ngày 15/05/2026 (V/v: Chấp thuận các giao dịch với Công ty cổ phần Phát triển Sài Gòn (SDC))/ Board of Directors Resolution No.: 08-2026/NQ-HĐQT-NAV dated May 15, 2026 (Re: Approval of transactions with Saigon Development Joint Stock Company SDC).
- g. Nghị Quyết Hội Đồng Quản trị số: 09-2026/NQ-HĐQT-NAV ngày 15/05/2026 (V/v: Chấp thuận các giao dịch giữa Công ty cổ phần Nam Việt (NAVIFICO) với Công ty cổ phần MGA Việt Nam./ Board of Directors Resolution No.: 09-2026/NQ-HĐQT-NAV dated May 15, 2026 (Re: Approval of the transaction between Nam Viet Joint Stock Company (NAVIFICO) and MGA Vietnam Joint Stock Company.
- h. Quyết định Ban kiểm soát số: 02-2026/NQ-BKS-NAV ngày 15/05/2026 (V/v: Bầu trưởng ban kiểm soát)/Decision of the Supervisory Board No.: 02-2026/NQ-BKS-NAV dated May 15, 2026 (Re: Election of the Head of the Supervisory Board)

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 15/05/2026 tại đường dẫn sau: <http://navifico.vn/vi/co-dong.html>

This information was published on the company's website on May 15, 2026, at the following link: <http://navifico.vn/vi/co-dong.html>

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the information provided is true and correct and correct and we bear the full responsibility to the law.

Đại diện tổ chức/ Organization representative
Người đại diện theo pháp luật/ Legal representative

Nơi nhận/ To:

- Như kính gửi/ As Dear;
- Lưu VT/ Save.



HOÀNG KIỀU PHONG



NAM VIET JOINT STOCK COMPANY

Address: 18 F Tang Nhon Phu , Phuoc Long B Ward, Thu Duc City, HCM City

License No. 0302205973, the sixteenth amendment was on April 08, 2026.

Stock symbol : NAV

Tel: 028 3728 2102 Fax : 028 3731 3641

Email: naviinfo@navifico-corp.com

Website : www.navifico.vn

No. 01.-2026/NQ-ĐHĐCĐ-2026-NAV

Ho Chi Minh City May 15, 2026

RESOLUTION

**ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
NAM VIET JOINT STOCK COMPANY**

Based on the Enterprise Law No. 59/2020/QH14 dated June 17, 2020;

Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019;

Based on the Company's Charter;

Based on the Minutes of the Annual General Meeting of Shareholders 2026 dated May 15, 2026.

RESOLUTION

Article 1: The General Meeting of Shareholders approves the following contents:

1. Financial report for 2025, allocation of funds and dividend payment for 2025.
Remuneration of the Board of Directors and the Board of Supervisors for 2025:

1.1 Financial report for 2025:

- Status of plan implementation:

<i>ITEMS</i>	<i>ACTUAL 2024</i>	<i>PLAN 2025</i>	<i>ACTUAL 2025</i>	<i>% ACTUAL 2025 CMPARED TO ACTUAL 2024</i>	<i>% ACTUAL 2025 COMPARED TO PLAN</i>
<i>Net revenue on sales and services</i>	106,199,394,079	80,000,000,000	120,145,788,862	113.13 %	150.18%
<i>Revenue on financial activities</i>	12,976,643,306	6,000,000,000	10,438,557,882	80.44%	173.98%
<i>Total profit before tax</i>	21,365,640,549	14,000,000,000	16,289,602,781	76.24%	116.35%

Financial Report for 2025

- Audit letter from AFC Vietnam Auditing Company Limited regarding the 2025 Financial Report.
- Audited 2025 Financial Report.

Approved: 7,443,666 votes, representing 100% of the total votes cast by all shareholders present at the meeting.

1.2 Allocation of funds and dividend payment for 2025

- Allocation of funds: Allocation to the bonus and welfare fund: VND 590,295,313.

- Dividend payment:

Dividend payment for 2025 in cash: 15% of the par value of the shares.

Approved: 7,443,666 votes, representing 100% of the total votes cast by all shareholders present at the meeting.

1.3 Remuneration for the Board of Directors and the Board of Supervisors in 2025:

Approved: 7,443,666 votes, representing 100% of the total votes cast by all shareholders present at the meeting.

2. Business Production Plan 2026, Plan for Fund Allocation and Dividend Payment 2026, Remuneration levels for the Board of Directors and the Board of Supervisors 2026.

2.1 Plan for business 2026

Items	Plan 2026
<i>Net revenue on sales and services</i>	84.800.000.000
<i>Revenue on financial activities</i>	6.450.000.000
<i>Total profit before tax</i>	12.780.000.000

Approved: 5,838,626 votes, representing 78.44% of the total votes of all shareholders present at the meeting.

2.2 Plan for Fund Allocation and Dividend Payment in 2026:

- Fund Allocation:

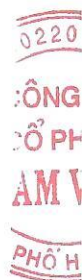
- Allocation for bonuses and welfare fund: 4% of after-tax profit

- Dividend payment in cash for 2026: Expected 12% of par value of shares.

Approved: 5,843,666 votes, representing 78.51% of the total votes of all shareholders present at the meeting.

2.3 Remuneration for the Board of Directors and the Board of Supervisors in 2026:

Remuneration for the Board of Directors and the Board of Supervisors in 2026: 3% of after-tax profit and after allocation of funds.



Approved: 7,443,666 votes, representing 100% of the total votes of all shareholders present at the meeting.

3. Selection of the Audit Firm for the 2026 Financial Statements:

The General Meeting of Shareholders approved the following:

- Authorize for the Board of Directors to select an audit firm from the list of audit firms approved by the State Securities Commission for the 2026 fiscal year.

- **Approved by:** 7,443,666 votes, representing 100% of the total votes cast by all shareholders present at the meeting.

4. Pass the update of business lines as follows:

To align with the production and business activities of Nam Viet Joint Stock Company (“the Company”): The General Meeting of Shareholders approves the following update of the Company’s registered business lines:

4.1 Update of business lines:

No	Current Business Sector Name	Updated Business Sector Code	Line Code
01	Real estate business, land use rights owned, used or leased Details: Buying and selling houses and land use rights for residential purposes; Buying and selling houses and land use rights for non-residential purposes; Other real estate business	Real estate business, land use rights owned, used or leased	6810

Other business lines of the Company remain unchanged. The above update of registered business lines does not alter the current Charter of the Company.

4.2 The General Meeting of Shareholders authorizes the General Director – the legal representative of the Company – to adjust the details of the registered business lines and activities after the change to comply with the requirements of the competent state authority. In the event that the competent state authority requests the aforementioned adjustments, the General Director has full authority to make the changes accordingly.

4.3 The General Meeting of Shareholders authorizes the General Director – the legal representative – to carry out the procedures for changing the Company's registered business lines and activities at the competent state authority.

Approved: 7,443,666 votes, representing 100% of the total votes cast by all shareholders present at the meeting.

Article 2: The Annual General Meeting of Shareholders in 2026 elected: 3 members of the Board of Directors and 3 members of the Board of Supervisors for the term 2026-2030, including:

Election results: Members of the Board of Directors for the term 2026-2030

No	Member of the Board of Directors 2026 – 2039 term
1	Tran Minh Cong
2	Tran Binh Khoi
3	Hoang Kieu Phong

Election results: Members of the Board of Supervisors for the term 2026-2030

No	Member of the Board of Supervisors 2026 – 2039 term
1	Nguyen Thi Minh Chau
2	Hoang Quoc Khanh
3	Nguyen Thi Huong Thuy

Article 3: Results of the Assignment of Responsibilities in the Board of Directors and the Board of Supervisors for the 2026-2030 term:

*** Results of the Assignment of Responsibilities in the Board of Directors for the 2026-2030 term:**

1. Mr. Tran Minh Cong was elected Chairman of the Board of Directors for the 2026-2030 term.

2. Mr. Hoang Kieu Phong was appointed General Director.

*** Results of the Assignment of Responsibilities in the Board of Supervisors for the 2026-2030 term:**

Ms. Nguyen Thi Minh Chau was elected Head of the Board of Supervisors for the 2026-2030 term.

Article 4: Approval of Reports at the General Meeting:

Approval of the reports of the General Director, Board of Directors, independent members of the Board of Directors, and the Board of Supervisors

The General Meeting of Shareholders voted to approve the reports of the General Director, Board of Directors, independent members of the Board of Directors, and the Board of Supervisors with a 100% approval rate.

The General Meeting unanimously assigned the Board of Directors the task and authority to immediately proceed with the management of the Company according to the contents presented at the 2026 General Meeting that were voted on.

The Secretariat read the Minutes of the 2026 Annual General Meeting of Shareholders before the General Meeting. The General Meeting of Shareholders approved the Minutes with a 100% approval rate.

Article 5: The General Meeting of Shareholders authorizes the Board of Directors to organize and implement the resolution.

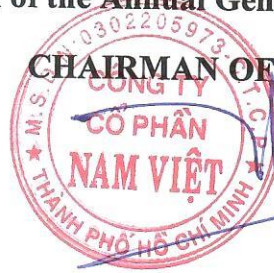
Article 6: This Resolution has been approved in full by the General Meeting of Shareholders and is effective from the date of signing.



Recipients:

- VSDC
- Ho Chi Minh City Stock Exchange
- State Securities Commission
- BOD, Supervisory Board,
General Director
- File

On behalf of the Annual General Meeting of Shareholders



CHAIRMAN OF THE BOD

TRAN MINH CONG



SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

MINUTES OF MEETING

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

NAM VIET JOINT STOCK COMPANY

Business Name: NAM VIET JOINT STOCK COMPANY

Head Office: 18 F Tang Nhon Phu Street, Phuoc Long Commune, Ho Chi Minh City.

Business Registration Certificate No. 0302205973, amended for the 16th time on April 8, 2026, issued by the Department of Finance of Ho Chi Minh City.

Time: 8:30 AM, May 15, 2026.

Location: Meeting Hall of Nam Viet Joint Stock Company – 18 F Tang Nhon Phu, Phuoc Long Commune, Ho Chi Minh City.

Format: In person.

We, the shareholders of Nam Viet Joint Stock Company, are holding the Annual General Meeting of Shareholders 2026 with the following agenda:

I. SHAREHOLDER ELIGIBILITY VERIFICATION

1. Invited Attendees:

Shareholders invited to the Annual General Meeting of Shareholders 2026 are listed in the List of Securities Holders on the last registration date of April 17, 2026, prepared by the Vietnam Securities Depository and Clearing Corporation

(Official document No. VNMEETVSDN014875/VSDNAVXX dated April 21, 2026).

1. Total number of shares of the Company	8,000,000	Shares
2. Total number of common shares	8,000,000	Shares
3. Treasury shares	20	Shares
4. Total number of voting shares	7,999,980	Shares
5. Total number of voting ballots	7,999,980	Ballots



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6. Number of shareholders of the Company	688	Shareholders
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2. Verification of Shareholder Eligibility

At 8:45 AM, the Shareholder Eligibility Verification Committee announced the results of the shareholder eligibility verification at the opening of the General Meeting, specifically:

Number of delegate shareholders present	14	Shareholders
Owning and representing	7,443,506	Shares
Owning and representing	7,443,506	Voting ballots
Achieved a percentage of	93.04% Voting ballots present/Total voting ballots of the Company	Total voting ballots of the Company

Attached: Minutes of the delegate eligibility verification

Based on Article 145 of the Enterprise Law, the General Meeting of Shareholders is conducted when the number of shareholders attending represents more than 50% of the total voting ballots.

The 2026 Annual General Meeting of Shareholders of Nam Viet Joint Stock Company has met all the conditions to proceed with the meeting.

II. SHAREHOLDER MEETING AGENDA

1. Attendees:

In addition to the shareholders present at the time of this announcement, the Shareholders Meeting is also attended by members of the Board of Directors, the Board of Supervisors, the Executive Board, and employees of the Company.

Introducing the Board of Directors, including:

- Mr. Tran Minh Cong, Chairman of the Board of Directors
- Mr. Tran Binh Khoi, Member of the Board of Directors
- Mr. Hoang Kieu Phong, Member of the Board of Directors

Introducing the Board of Supervisors, including:

- Ms. Nguyen Thi Minh Chau, Head of the Board
- Mr. Nguyen Ton Nhan, Member
- Mr. Nguyen Dinh Minh, Member (absent with valid reason)

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Annual General Meeting NAV 2026

The Organizing Committee presents the Voting Procedures at the General Meeting:

Shareholders/representatives present vote to approve with the following percentages: 100% in favor, 0% against, 0% abstention

The Organizing Committee introduces Mr. Tran Minh Cong – Chairman of the Board of Directors, to serve as the Chairperson of the General Meeting of Shareholders.

Mr. Tran Minh Cong introduces the members of the Presiding Committee, the Secretariat, and the Vote Counting Committee as follows:

Presiding Committee:

- Mr. Tran Minh Cong, Chairman of the Board of Directors - Chairperson.
- Mr. Hoang Kieu Phong, Member of the Board of Directors
- Mr. Tran Binh Khoi, Member of the Board of Directors
- Secretariat:
- Mr. Pham The Dong, Head of the Secretariat
- Mr. Nguyen Ton Nhan, Member
- Mr. Ton That Ky Nam, Member
- Vote Counting Committee:
- Ms. Tran Thi My Thanh, Head of the Committee
- Ms. Nguyen Thi Thanh Hoa, Member
- Ms. Hoang Thi Cuc, Member

The General Meeting of Shareholders raised their voting cards to approve the list of the Presiding Committee, the Secretariat, and the Vote Counting Committee. The General Meeting approved it with 100% in favor, 0% against, and 0% abstentions.

The Organizing Committee of the meeting presented the Regulations on the Organization, Principles and Procedures for Voting, and the Agenda of the 2025 Annual General Meeting of Shareholders. The General Meeting approved the Regulations on the Organization of the Meeting, the Principles and Procedures for Voting, and the Agenda with 100% in favor, 0% against, and 0% abstentions.

2. Opening speech by the Chairman of the Board of Directors

Mr. Tran Minh Cong - Chairman of the Board of Directors, delivered the opening speech at the General Meeting.

Annual General Meeting NAV 2026

3. - REPORT ON PRODUCTION AND BUSINESS ACTIVITIES IN 2025

- PRODUCTION AND BUSINESS PLAN FOR 2026:

3.1 Mr. Hoang Kieu Phong - General Director, presented the reports:

The content of the 2025 Annual Report and the Board of Directors' Report are distributed to each shareholder. Shareholders are requested to review the General Meeting documents or refer to the Company's website.

Mr. Hoang Kieu Phong further presented the following:

- i. Report and assessment by the Board of Management on the operational situation in 2025;
- ii. Audited financial statements for 2025;
- iii. 2026 Action Plan;

3.2 Mr Tran Minh Cong presents

- i Independent Board Member's Review Report
- ii Report on activities of the Board of Directors 2025

3.3 Mr. Hoang Kieu Phong presents the contents of Reports No. 01, 02.

- Report No. 01 regarding:

- The situation of implementing the 2025 plan
- Approval of the full audited financial report for 2025 of Nam Viet Joint Stock Company.

The full text of the Audit Letter and Financial Statements has been published at:
<https://navifco.vn/vi/co-dong/bao-cao-tai-chinh-da-duoc-kiem-toan-cho-nam-tai-chinh-kt-vao-ngay-31122025.html>

- Allocation of funds and dividend payment for 2025.
- Remuneration levels for the Board of Directors and Board of Supervisors in 2025.

- Report No. 2 regarding:

- Business production plan for 2026.
- Plan for allocation of funds and dividend payment for 2026.
- Remuneration levels for the Board of Directors and Board of Supervisors in 2026.

3.4 Mt Tran Binh Khoi, member of the Board of Directors presents the Report No. 04, 05,06

- Report No. 4 regarding: Election of members of the Board of Directors for the term 2026 - 2030

The Board of Directors respectfully submits to the Annual General Meeting of Shareholders 2026:



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- Approval of the election of members of the Board of Directors of Nam Viet Joint Stock Company for the term 2026-2030.

- The number of members of the Board of Directors for the term 2026-2030 is 3 members.

Based on the nominations submitted by shareholders, the list of candidates for the Board of Directors for the 2026-2030 term has been posted on the Company's website and includes:

- o Mr Tran Binh Khoi

- o Mr Hoang Kieu Phong

- o Mr Tran Minh Cong

- o Ms Pham Thi Thanh Truc

- **Report No. 05** regarding: - Election of members of the Board of Supervisors for the term 2026-2030

- Approval of the election of members of the Board of Supervisors of Nam Viet Joint Stock Company for the term 2026-2030.

- The number of members of the Board of Supervisors for the term 2026-2030 is 3 persons.

- Based on the nominations submitted by shareholders, the list of candidates for the Board of Supervisors for the 2026-2030 term has been posted on the Company's website, including:

- o Hoang Quoc Khanh

- o Nguyen Thi Minh Chau

- o Le Thi Nhu Linh

- o Nguyen Thi Huong Thuy

- **Report No. 06** regarding: Updating the registered business lines

4. REPORT OF THE BOARD OF SUPERVISORS

- Ms. Nguyen Thi Minh Chau, on behalf of the Board of Supervisors, read the report on the Board of Supervisors' activities in 2025, the results of the audit of the Company's financial activities, and Report No. 03 as follows:

- Audit letter (Audit report on the financial statements of Nam Viet Joint Stock Company in 2025).

- Report of the Board of Supervisors: Activities are in accordance with accounting standards and principles, and agree with the Summary Report on the business performance in 2025.

- **Report No. 03** on the selection of an audit firm for the financial statements in 2026.



III. INTRODUCTION OF BOARD OF DIRECTORS AND THE BOARD OF SUPERVISORS MEMBERS FOR THE 2026-2030 TERM AND ELECTION REGULATIONS

1. Introduction of personnel participating in the Board of Directors for the term 2026-2030

- The General Meeting approves the brief resumes of the candidates.

- List of nominees for Board of Directors Membership

No	Full name	Shares Owned	Nominated Shares	Total Shares	Percentage of Total Company Shares	Competency Requirements	Conclusion
1	Tran Minh Cong	0	2,528,442	2,528,442	31.16%	x	Achieved
2	Hoang Kieu Phong	764,226		764,226	9.55%	x	Achieved
3	Tran Binh Khoi	1,605,040		1,605,040	31.16 %	x	Achieved
4	Phạm Thị Thanh Trúc		1,600,000	1,600,000	20.00%	x	Achieved

2. Introduction of Personnel Participating in the Board of Supervisors for the 2026-2030 Term

No	Full name	Shares Owned	Nominated Shares	Total Shares	Percentage of Total Company Shares	Competency Requirements	Conclusion
1	Hoang Quoc Khanh	40,000	1,605,040	1,645,040	20.56%	x	Achieved
2	Nguyen Thi Minh Chau		2,528,442	2,528,442	31.16%	x	Achieved
3	Le Thi Nhu Linh					x	Achieved
4	Nguyen Thi Huong Thuy		764,226	764,226	9.55%	x	Achieved

3. Introduction of Voting Method

Mr. Nguyen Dinh Dat presented a summary of the Regulations on the Election of Members of the Board of Directors for the 2026-2030 term and the Regulations on the Election of Members of the Board of Supervisors for the 2026-2030 term.

4. Mr. Nguyen Dinh Dat invites the General Meeting of Shareholders to raise their voting cards to approve:

- Regulations on the election of members of the Board of Directors for the term 2026-2030

Approval rate: 100%

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Disapproval rate: 0%

Abstain rate: 0%

- Regulations on the election of members of the Board of Supervisors for the term 2026-2030

- Approval rate: 100%

- Disapproval rate: 0%

- Abstain rate: 0%

- List of candidates for the Board of Directors for the term 2026-2030

- Approval rate: 100%

- Disapproval rate: 0%

- Abstain rate: 0%

- List of candidates for the Board of Supervisors for the term 2026-2030

- Approval rate: 100%

- Disapproval rate: 0%

- Abstain rate: 0%

IV. DISCUSSION OF ISSUES WITHIN THE JURISDICTION OF THE GENERAL MEETING:

- Shareholders discuss the 2025 business performance results, the 2026 business plan, and the content of the submitted reports.

- The presiding committee and delegate shareholders exchange views on business opportunities, objectives, and operational directions of the Company in the coming years.

V. THE GENERAL MEETING VOTE ON THE REPORTS AND PRESENTATIONS:

1. The Secretariat announces the closing of the shareholder list before proceeding with the vote:

At: 9:15

Number of delegate shareholders present	15	Shareholders
Owning and representing	7,443,666	Shares
Owning and representing	7,443,666	Voting ballots
Achieved a percentage of	93.046%	the Company's total voting ballots

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2. Mr. Nguyen Dinh Dat introduces the voting and election procedures by casting ballots vote and voting cards.

3. Delegates proceeded to vote on the Reports within the authority of the General Meeting of Shareholders by casting ballots in the prepared ballot box.

4. Delegates proceeded to elect members of the Board of Directors and the Board of Supervisory by casting ballots vote for members of the Board of Directors and the Board of Supervisors for the 2026-2030 term in the prepared ballot box.

5. The ballot counting committee received the ballot box and took it to the ballot counting room to conduct the vote counting.

6. The General Meeting took a break.

- Delegates cast their ballots vote.

- The vote counting committee receives the ballot box and takes it to the counting room to begin counting.

3. General Meeting Break

VI. VOTING RESULTS

The vote counting committee announces the results of the vote counting for the Reports and Submissions:

1. Report No. 01/TTr-NAV-2026, dated April 22, 2026, regarding:

1.1. Financial report for 2025:

- Situation of plan implementation:

<i>Items</i>	<i>Actual 2024</i>	<i>Plan 2025</i>	<i>Actual 2025</i>	<i>% Actual 2025 compared to actual 2024</i>	<i>% actual 2025 compared to plan 2025</i>
<i>Net revenue on sales and services</i>	106,199,394,079	80,000,000,000	120,145,788,862	113.13 %	150.18%
<i>Revenue on financial activities</i>	12,976,643,306	6,000,000,000	10,438,557,882	80.44%	173.98%
<i>Total profit before tax</i>	21,365,640,549	14,000,000,000	16,289,602,781	76.24%	116.35%

- Financial Report for 2025:

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- Audit letter from AFC Vietnam Auditing Company Limited regarding the 2025 Financial Report.
- Audited 2025 Financial Report.

1.2. Fund Allocation and Dividend Payment for 2025:

- Fund Allocation: Allocation to the bonus and welfare fund: VND 590,295,313.
- Dividend Payment: Cash dividend for 2025: 15% of the share par value.

1.3. Remuneration for the Board of Directors and Board of Supervisors in 2025:

Remuneration for the Board of Directors and Board Supervisors: VND 425,012,625.

Voting Results for Report No. 1:

Items	Content	Number of votes					Total
		Approved	Disapproved	No opinion	Not valid	Abstain	
	Report No.1: Financial Report, Fund Allocation & Dividend Payment 2025						
1.1	Financial Report 2025	7,443,666	-	-	-	-	7,443,666
	Voting percentage	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
1.2	Fund Allocation & Dividend Payment 2025	7,443,666	-	-	-	-	7,443,666
	Voting percentage	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
1.3	Remuneration for Board of Directors and Board of Supervisors 2025	7,443,666	-	-	-	-	7,443,666
	Voting percentage	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

With an approval vote exceeding 50% of the total votes cast by all shareholders present, the General Meeting of Shareholders approves the content of the vote and authorizes the Board of Directors to organize and implement it.

2. Report No. 02/TTr-NAV-2026, dated April 22, 2026, regarding:

- Business production plan for 2026.
- Plan for fund allocation and dividend payment for 2026.
- Remuneration levels for the Board of Directors and the Board of Supervisors in 2026.

2.1. Business production plan for 2026



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Items	Plan 2026
Net revenue on sales and service	84,800,000,000
Revenue on financial activities	6,450,000,000
Total profit before tax	12,780,000,000

2.2. Plan for Fund Allocation and Dividend Payment in 2026:-

Fund Allocation:

Allocation for bonuses and welfare fund: 4% of after-tax profit

- Dividend payment in cash in 2026: expected 12% of par value of shares

2.3 Remuneration for the Board of Directors and the Board of Supervisors in 2026: 3% of after-tax profit and after allocation of funds.

Voting results for Report No.2

Items	Content	Number of votes					Total
		Approved	Disapproved	No opinion	Not valid	Abs tein	
	Report No.2: Business plan 2026; fund allocation plan & dividend payment 2006						
2.1	Business plan 2026	5,838,626	-	1,605,040	-	-	7,443,666
	Voting percentage	78.44%	0.00%	21.56%	0.00%	0.00%	100.00%
2.2	Fund Allocation & Dividend Payment 2026	5,843,666	1,600,000	-	-	-	7,443,666
	Voting percentage	78.51%	21.49%	0.00%	0.00%	0.00%	100.00%
2.3	Remuneration for Board of Directors and Board of Supervisors 2026	7,443,666	-	-	-	-	7,443,666
	Voting percentage	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%



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*Opinion of Saigon Construction Corporation Limited: Proposed NAV dividend payout for 2026 at 15% of par value.

With a vote of more than 50% of the total votes cast by all shareholders present, the General Meeting of Shareholders approved the proposed resolution and authorized the Board of Directors to implement it.

Report No. 03/TTr-NAV-2026 dated April 22, 2026, regarding the selection of an auditing firm for the 2026 financial statements:

The Board of Supervisors respectfully submits to the General Meeting of Shareholders for approval the authorization of the Board of Directors to select an auditing firm from the list of auditing firms approved by the State Securities Commission for the 2026 fiscal year.

The General Meeting of Shareholders votes:

- To approve the authorization of the Board of Directors to select an auditing firm from the list of auditing firms approved by the State Securities Commission for the 2026 fiscal year.

Items	Content	Number of votes					Total
		Approved	Disapproved	No opinion	Not valid	Abstain	
	Report No. 03 - Selection of Audit Firm for Fiscal Year 2026						
3.1	Authorize the Board of Directors to select the auditing firm for the 2026 financial statements.	7,443,666	-	-	-	-	7,443,666
		100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

With a vote of more than 50% of the total votes cast by all shareholders present, the General Meeting of Shareholders approved the proposed resolution and authorized the Board of Directors to organize and implement it.

4. Report No. 04/TTr-NAV-2026 dated April 22, 2026:

- Approval of the election of members of the Board of Directors of Nam Viet Joint Stock Company for the term 2026-2030.

- The number of members of the Board of Directors for the term 2026-2030 is 3 members.

Based on the nominations submitted by shareholders, the list of candidates for the Board of Directors for the 2026-2023 term has been posted on the Company's website and includes:

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- a. Mr. Tran Minh Cong
- b. Mr. Tran Binh Khoi
- c. Mr. Hoang Kieu Phong
- d. Pham Thi Thanh Truc

Voting results of Report No. 04:

With a majority vote of over 50% of the total votes cast by all shareholders present, the General Meeting of Shareholders approved the proposed resolution.

With the above voting results, the General Meeting of Shareholders proceeded to vote for the Board of Directors..

*Results of the vote count (cumulative voting method) to elect 3 members of the Supervisory Board for the 2026-2030 term:

- Total number of ballots issued: 15 ballots
- Total number of ballots received: 15 ballots
- Total number of invalid ballots: 0 ballots
- Total number of valid ballots: 15 ballots
- Election results:

+ Results of the vote count for the Board of Directors for the 2026-2030 term

NO	FULL NAME	NUMBER OF VOTE RIGHTS AVAILABLE	RATIO (%)
(1)	(2)	(3)	4=3:(A)
1	TRAN MINH CONG	6,739,234	90.54%
2	HOANG KIEU PHONG	5,167,620	69.42%
3	TRAN BINH KHOI	5,621,044	75.51%
4	PHAM THI THANH TRUC	4,803,100	64.53%
	TOTAL	22,330,998	300.0%

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+ Results of the Board of Directors election for the 2026-2030 term:

1. Mr. Tran Minh Cong
2. Mr. Hoang Kieu Phong
3. Mr. Tran Binh Khoi

With the above election results, Mr. Tran Minh Cong, Mr. Tran Binh Khoi, and Mr. Hoang Kieu Phong have been elected as members of the Board of Directors for the 2026-2030 term of Nam Viet Joint Stock Company, effective from May 15, 2026.

5. Report No. 05/TTr-NAV-2026 dated April 22, 2026:

- Approval of the election of members of the Board of Supervisors of Nam Viet Joint Stock Company for the term 2026-2030.

- The number of members of the Board of Supervisors for the term 2026-2030 is 3 members.

- Based on the nominations submitted by shareholders, the list of candidates for the Board of Directors for the 2026-2023 term has been posted on the Company's website and includes:

1. Ms. Nguyen Thi Minh Chau
2. Mr. Hoang Quoc Khanh
3. Ms. Le Thi Nhu Linh
4. Ms. Nguyen Thi Huong Thuy

Voting results of Report No. 5

With a vote of more than 50% of the total votes cast by all shareholders present, the General Meeting of Shareholders approved the proposed resolution.

With the above voting results, the General Meeting of Shareholders approved:

- The election of members of the Board of Supervisors of Nam Viet Joint Stock Company for the term 2026-2030.

*Results of the vote count (cumulative voting method) to elect 3 members of the Supervisory Board for the 2026-2030 term

Total number of ballots issued: 15

- Total number of ballots received: 15

- Total number of invalid ballots: 0

- Total number of valid ballots: 15



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- Election results:

+ Results of the vote count for the Supervisory Board term 2026-2030:

No	FULL NAME	NUMBER OF VOTING RIGHTS AVAILABLE	RATIO (%)
(1)	(2)	(3)	4=3:(A)
1	NGUYEN THI MINH CHAU	8,206,100	110.24%
2	HOANG QUOC KHANH	7,000,584	94.05%
3	NGUYEN THI HUONG THUY	6,015,888	80.82%
4	LE THI NHU LINH	1,108,426	14.89%
	TOTAL	22,330,998	300%

Election results for the Board of Supervisors for the 2026-2030 term: 3 Members

With the above election results, Ms. Nguyen Thi Minh Chau, Mr. Hoang Quoc Khanh, and Ms. Nguyen Thi Huong Thuy received the highest number of votes, ranging from 1 to 3. Thus, these 3 members have been elected as members of the Supervisory Board for the 2026-2030 term of Nam Viet Joint Stock Company, effective from May 15, 2026.

6. Report No. 06/TTr-NAV-2026 dated April 22, 2026.

To align with the business operations of Nam Viet Joint Stock Company ("the Company"), the Board of Directors respectfully submits to the General Meeting of Shareholders for approval the following updates to the Company's registered business lines:

- 6.1. Update the following business lines:
- 6.2.

No	Current Business Sector Name	Updated Business Sector Code	Line Code
01	Real estate business, land use rights owned, used or leased Details: Buying and selling houses and land use rights for residential purposes; Buying and selling houses and land use rights for non-residential	Real estate business, land use rights owned, used or leased	6810



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	purposes; Other real estate business		
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The Company's other business lines and activities remain unchanged. The updated registered business lines and activities do not alter the Company's current Charter of the Company.

6.2. The General Meeting of Shareholders authorizes the General Director – the Company's legal representative – to adjust the details of the business lines and activities after the change to comply with the requirements of competent state authorities. If a competent state authority requires the above-mentioned adjustments, the General Director has the full authority to make the changes accordingly.

6.3. The General Meeting of Shareholders authorizes the General Director – the Company's legal representative – to carry out the procedures for changing the Company's registered business lines and activities at the competent state authority.

Items	Content	Number of votes					Total
		Approved	Disapproved	No opinion	Not valid	Abstain	
	Report No. 06 - Updating registered business lines						
6.1	To update the registered business lines, the General Meeting of Shareholders authorized the General Director to carry out the procedures for changing the company's registered business lines at the competent state agency.	7,443,666					7,443,666
	Voting percentage	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

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With a vote of more than 50% of the total votes cast by all shareholders present, the General Meeting of Shareholders approved the proposed resolution and authorized the Board of Directors to organize and implement it.

VII. RESULTS OF ASSIGNMENTS IN THE BOARD OF DIRECTORS AND THE BOARD OF SUPERVISORS FOR THE TERM 2026-2030:

Based on the minutes of the assignment meeting of the Board of Directors and the Board of Supervisors for the term 2026-2030:

1. Mr. Tran Minh Cong was elected Chairman of the Board of Directors for the term 2026-2030.
2. Ms. Nguyen Thi Minh Chau was elected Head of the Board of Supervisors for the term 2026-2030.
3. Mr. Hoang Kieu Phong was appointed General Director.

VIII. Pass the reports at the General Meeting:

Pass the reports of the General Director, Board of Directors, independent members of the Board of Directors, and the Board of Supervisors.

- The General Meeting of Shareholders voted to approve the reports of the General Director, Board of Directors, independent members of the Board of Directors, and the Board of Supervisors with a 100% approval rate, 0% disapproval, and 0% abstention.
- The Presiding Committee sought the opinion of the General Meeting of Shareholders regarding the absence of any further comments raised at the meeting.
- The General Meeting of Shareholders voted to approve with a 100% approval rate, 0% disapproval, and 0% abstentions.
- With the voting results approving the contents in accordance with the Company Charter and the 2020 Enterprise Law, the General Meeting of Shareholders approved the voted contents and authorized the Board of Directors to organize and implement them.

The General Meeting unanimously assigned the Board of Directors the task and authority to immediately proceed with the management of the Company according to the contents presented at the 2026 General Meeting that were voted on.

The Secretariat read the Minutes of the 2026 Annual General Meeting of Shareholders before the General Meeting. The General Meeting of Shareholders approved the Minutes with a 100% approval rate, 0% disapproval, and 0% abstention.

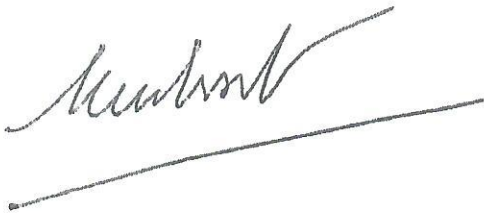
The General Meeting of Shareholders concluded at 11:45 AM on May 15, 2026.

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Ho Chi Minh City, May 15, 2026

On behalf of the 2026 Annual General Meeting of Shareholders

Secretariat



PHAM THE ĐÔNG

Head of Presiding Committee



TRAN MINH CONG