

DRAFT

**REPORT
BUSINESS RESULTS IN FISCAL YEAR 2025
AND BUSINESS PLAN FOR FISCAL YEAR 2026**

Dear Shareholders of CRV Real Estate Group Joint Stock Company

With the active and close direction of the Board of Directors, in the past year, the Board of Directors has implemented the operation of the Company to ensure the proper implementation of production and business orientations approved by the Board of Directors and the General Meeting of Shareholders; ensure the production and business administration of the Company in accordance with the powers specified in the Company's Charter.

On behalf of the Board of Directors, I would like to report to the General Meeting of Shareholders the results achieved in the fiscal year 2025 and the business plan for the fiscal year 2026 of CRV Real Estate Group Joint Stock Company as follows:

I. Results of production and business activities in the fiscal year 2025

In 2025, the world and domestic economic context will continue to face many difficulties and challenges. Geopolitical conflicts in some regions of the world continue to persist, increasing volatility in trade, supply chains, financial costs and market sentiment. In addition, prudent monetary management policies in many major economies along with uneven recovery in consumption and investment continue to affect the global business environment.

In Vietnam, although administrative policies have gradually supported the recovery of growth, the real estate market is still affected by interest rate pressures, credit conditions and the caution of investors and customers. This has a certain impact on the progress of project implementation, the speed of product consumption and the plan to record revenue of businesses in the industry.

In that context, the Company and its affiliated companies have proactively implemented appropriate operating solutions, focusing on cash flow management, risk control and maintaining business stability to adapt to market conditions. For the consolidated business, the general situation of the company's real estate business decreased compared to the previous year, mainly due to the completion of the projects of Hoang Huy Commerce – H1 Building, the Hoang Huy Grand Tower project (Hoang Huy – So Dau) in Hai Phong City and the Gold Tower project in Hanoi have been completed and most of the housing products have been handed over for customers, so in the year, the revenue from the sale of housing products from these projects was insignificant. Meanwhile, the Company focuses resources on research and development of projects, including implementing the key project of Hoang Huy New City – II in Hai

Phong City but has not yet reached the stage of product handover and revenue recognition.

Consolidated business results targets for fiscal year 2025

Unit: billion VND

TT	Criteria	Implementati on 2025	Plan 2025	%TH 2025
1	Revenue from sales and provision of services	331,6	4.000	8,29%
2	Profit after corporate income tax	76,2	1.600	4,76%

The Company's 2025 business plan is built on the basis of the expected handover of products under the Hoang Huy New City – II Project from the fourth quarter of the fiscal year 2025. However, in order to be in line with the actual developments of the real estate market, the Company will hand over the project starting from the first quarter of the fiscal year 2026. Up to now, the Company has handed over products to the first group of customers. Accordingly, revenue and profit from the Hoang Huy New City – II Project will be recorded mainly in the fiscal year 2026.

II. Business orientation and plan for fiscal year 2026

The company identifies the fiscal year 2026 as a year that still has many fluctuations and challenges for the economy in general. The company will continue to maintain project development and investment management activities in the real estate business. The real estate projects the Company is investing in are large-scale. In the coming years, the project products will be deployed and handed over one after another, so it will maintain and improve profits for the company.

1. Specific task orientations for the fiscal year 2026

- Actively manage the Company's operations in the fiscal year 2026, ensuring the completion of the set schedules and sales. Implement the regime of reporting to the Board of Directors on a monthly basis to make appropriate and timely decisions.
- Develop solutions to implement business plans to achieve 2026 targets, specifically:
 - Promote the Company's competitiveness in the market with advantages in terms of product quality, geographical location and competitive prices.
 - Be proactive in the market demand by expanding the research of the consumption market, consumer needs and tastes.

2. Targets of the Company's business plan for the fiscal year 2026

The Board of Directors of the Company develops a business plan for the fiscal year 2026 on the basis of careful calculation of macroeconomic fluctuations and industries.

In the fiscal year 2025, real estate projects invested directly and indirectly by the company through subsidiaries will continue to be handed over and accounted for, which will continue to bring great profits.

Fiscal year 2026 business plan targets

TT	Consolidated indicators	Unit of calculation	Year 2026 (01/04/2026-31/03/2027)
1	Revenue from sales and provision of services	Billion VND	4.500
2	Profit after tax	Billion VND	1.700
3	Dividend Rate (*)	%	25%

(*): Based on the actual business results of the fiscal year 2026, the Company will submit to the General Meeting of Shareholders for approval the dividend rate for the fiscal year 2026 at the Annual General Meeting of Shareholders in the fiscal year 2027.

In the coming time, the domestic and foreign economies will still face many challenges, but the Board of Directors and all employees of the company will be determined to best implement the goals according to the plan and look forward to receiving the approval and help of the entire Board of Directors. of all shareholders.

Thank you very much.

Recipients:

- As submitted;
- BOD, BOM, SB;
- Archived.

GENERAL DIRECTOR

PHAM THI THU HUYEN