

DRAFT

**REPORT
ACTIVITIES OF THE SUPERVISORY BOARD FOR FISCAL YEAR 2025 AND
WORK PLAN FOR FISCAL YEAR 2026**

Dear Shareholders of CRV Real Estate Group Joint Stock Company

Base:

- Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 and relevant documents;
- Law on Securities No. 54/2019/QH14 dated 26/11/2019, Law No. 56/2024/QH15 dated 29/11/2024, and relevant documents;
- Charter of CRV Real Estate Group Joint Stock Company;
- The Company's operations, reports of the Board of Directors, the Board of Directors and the results of the Supervisory Board in the past time.

The Supervisory Board would like to report to the General Meeting of Shareholders on the inspection and supervision of the Company's activities and the performance of the Supervisory Board in the fiscal year 2025 and the work plan for the fiscal year 2026, as follows:

I. Composition of the Supervisory Board

The Supervisory Board of CRV Real Estate Group Joint Stock Company (CRV) consists of three members elected by the General Meeting of Shareholders:

1. Mr. Pham Anh Tu – Head of the Supervisory Board
2. Ms. Chu Thi Lua – Controller
3. Mr. Vu Van Hoang – Controller

II. Contents of the Supervisory Board's report on the Company's business activities, the performance of the Board of Directors, the Board of Directors for the fiscal year 2025 and the conclusions and recommendations of the Supervisory Board

1. Supervision results for the Board of Directors and the Executive Board

The Board of Directors and the Board of Directors have complied with the provisions of the law in administrative management. Members of the Board of Directors, the Board of Directors and managers have properly performed their assigned functions and tasks in accordance with the provisions of the Law on Enterprises, the Company's Charter and the Resolution of the Board of Directors. In fiscal year 2025, the Board of Directors and the Board of Directors have achieved the following results:

- Successfully organized the Annual General Meeting of Shareholders for the fiscal year 2025. Successfully organized the 1st Extraordinary General Meeting of Shareholders for the fiscal year 2025.
- Maintain good and efficient business operations of the company. Continue to implement real estate projects through subsidiaries and direct management investments.

- Fully perform internal audit work as prescribed.

The Supervisory Board does not see anything unusual in the activities of the Board of Directors, the Board of Directors and the Company's managers. The Supervisory Board assesses that in the fiscal year 2025, the Board of Directors and the Board of Directors have a high sense of responsibility for the development and business activities of the whole company. The Company does not have any disputes related to its business activities nor has any conflicts arisen with the persons involved.

2. Results of monitoring the company's operational and financial situation

- In fiscal year 2025, the Supervisory Board did not detect any irregularities in CRV's operations. Operational processes comply with the requirements of the internal management system.

- CRV's capital investment activities strictly comply with the provisions of the law and the Company's Charter, ensuring the principle of risk prevention.

- The Supervisory Board basically agrees with the assessment of financial performance in the reports of the Company and the auditing organization.

- The figures on capital and assets as of 31/03/2026 and the Company's consolidated business results in the fiscal year 2025 are as follows:

Unit: Copper

Criteria	Values
1. Total assets	11.987.005.200.998
2. Equity	7.578.640.067.658
In which: Charter capital	6.873.998.750.000
3. Liabilities	4.408.365.133.340
In which: Short-term debt	4.352.292.376.873
4. Business results	
- Net revenue from sales and service provision	331.626.283.533
- Net profit from business activities	118.996.739.351
- Total profit before tax	113.053.415.805
- Applicable CIT	78.557.363.125
- Deferred CIT	(41.731.918.633)
- Profit after tax	76.227.971.313

Source: CRV's audited consolidated financial statements for the fiscal year 2025

- In the fiscal year 2025, the Company has investment activities and a number of transactions with related parties, the implementation of investment and implementation of these transactions have been fully disclosed by the Company, these activities do not affect the interests of the Company. Details are as follows:

STT	Name of organization/individual	Relationship with the company	Contents, quantity, total value of transactions
1	Hoang Huy Financial Services Investment Joint Stock Company (TCH)	Parent Company	Office lease from 07/2025 to 07/2026 of TCH with an amount of VND 700,657,200 (excluding VAT)
2	Nha Dai Loc Development Joint Stock Company	Subsidiaries	CRV received dividends from Nha Dai Loc with an amount of VND 473,174 billion
3	Hoang Huy Financial Services Investment Joint Stock Company (TCH)	Parent Company	Loan interest incurred with TCH in the amount of VND 5.49 billion
4	Nha Dai Loc Development Joint Stock Company	Subsidiaries	The loan interest incurred with Nha Dai Loc is 16.51 billion VND
5	Nha Dai Loc Development Joint Stock Company	Subsidiaries	CRV borrowed money from Nha Dai Loc in the amount of 160 billion VND
6	Nha Dai Loc Development Joint Stock Company	Subsidiaries	CRV paid a loan to Nha Dai Loc in the amount of VND 761.65 billion
7	Hoang Huy Financial Services Investment Joint Stock Company (TCH)	Parent Company	CRV paid a loan to TCH in the amount of VND 316.5 billion
8	Hoang Huy Financial Services Investment Joint Stock Company (TCH)	Parent Company	CRV pays dividends at the end of the fiscal year 2024 to TCH in the amount of VND 153.66 billion
9	Hoang Huy Investment Services Joint Stock Company (HHS)	Parent Company	CRV pays dividends at the end of the fiscal year 2024 to HHS in the amount of VND 141.88 billion
10	Hoang Giang Service Development Joint Stock Company	Subsidiaries of the Parent Company	CRV pays dividends at the end of the fiscal year 2024 to Hoang Giang in the amount of VND 33.94 billion

11	HHS Capital Joint Stock Company	Subsidiaries of the Parent Company	CRV pays dividends at the end of the fiscal year 2024 to HHS Capital in the amount of VND 30.06 billion
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III. Contents of the report on self-assessment of the operation results of the Control Board and each Controller

1. Activities of the Supervisory Board for Fiscal Year 2025

Summary of meetings of the Supervisory Board

Periodically, the General Director shall make reports and the Board of Directors shall notify the Company's operation and upcoming plans for the Supervisory Board to monitor and supervise the management and administration of the Company. Supervisory Board meetings are held in person and online, voting on issues via in-person polls and by email.

In the fiscal year 2025, the Supervisory Board has held 02 meetings. All members of the Supervisory Board fully participate in meetings of the Supervisory Board at the rate of 100%.

Activities in Fiscal Year 2025

In the fiscal year 2025, the Supervisory Board has implemented and conducted activities in accordance with the Charter of organization and operation of CRV as well as in compliance with other provisions of the Law:

- Supervise the operation and comply with the provisions of the Law and the Company's Charter for the Board of Directors and the Executive Board in the management and administration of the Company.

- Carry out inspections of reasonableness, legality, honesty and prudence in the management and administration of business activities; systematic, consistent and appropriate accounting, statistics and financial reporting.

- Participate in meetings of the Board of Directors and some meetings of CRV's Board of Directors on the annual business plan and report on the implementation of the annual plan.

- Regularly control CRV's capital use activities, monitor CRV's asset capital turnover.

- Appraisal of the completeness, legality and truthfulness of the company's business situation report, annual and 06-month financial statements, management evaluation report of the Board of Directors and submission of the appraisal report at the Annual General Meeting of Shareholders.

- Proposal to select an independent auditing firm (being an auditing firm on the list of auditing firms approved by the SSC to audit issuers, listing organizations and securities

trading organizations in 2025 and having experience and prestige in auditing for listed companies).

- Control the observance of the internal expenditure regime at the Company.
- Other tasks as prescribed by the Company's Charter.

2. Evaluation of the coordination of activities between the Supervisory Board and the Board of Directors, the Board of Directors and shareholders

In the fiscal year 2025, the Supervisory Board will be provided with full information about the decisions of the Board of Directors and the Board of Directors; at the same time, receive support and create favorable conditions to serve the inspection. The Supervisory Board also noted the opinions of shareholders on the Company's activities.

The Board of Directors, the Board of Directors and the Supervisory Board always exchange information on issues related to CRV's orientation, sticking to the assigned tasks.

The Supervisory Board supervises the preparation of quarterly and annual financial statements, coordinates well with the Board of Directors in providing production and business results to competent state agencies and shareholders. In order to ensure that information on production and business activities and financial information of the Company is disclosed in a timely manner in accordance with the regulations of the State Securities Commission, ensuring the interests of shareholders in accordance with the law.

3. Reports of each Controller

TT	Controller	Assignment of tasks and performance of each Controller in the fiscal year 2025
1	Mr. Pham Anh Tu – Head of the Supervisory Board	Develop the work task plan of the Supervisory Board according to the fiscal year 2025 plan approved by the General Meeting of Shareholders. Completing and approving reports of the Control Board, fulfilling the obligations and responsibilities of the Control Board.
2	Ms. Chu Thi Lua – Controller	Complete the tasks in the work plan of the Control Board. Fully participate in meetings of the Supervisory Board and carry out the inspection and supervision of the company's data and compliance in activities.
3	Mr. Vu Van Hoang – Controller	Complete the tasks in the work plan of the Control Board. Fully participate in meetings of the Supervisory Board and carry out the inspection and supervision of the company's data and compliance in activities.

4. Report on remuneration of the Supervisory Board

Remuneration of members of the Company's Supervisory Board in the fiscal year 2025 is entitled to:

- Head of the Supervisory Board: 48,000,000 VND/person/year.
- Members of the Supervisory Board: 36,000,000 VND/person/year.

5. Summary of activities of the Supervisory Board in the fiscal year 2025

Through supervision, the Supervisory Board assesses that the management and executive activities of the Board of Directors and the Board of Directors of CRV in the fiscal year 2025 have complied with the law, the Charter of organization and operation of the Company.

The Supervisory Board has summarized the results of supervision and audit for the main activities such as sales, accounting, investment, etc. and has proposed to the Board of Directors and the Board of Directors of the Company to have many specific solutions, contributing to the safe and effective operation of the company.

IV. Fiscal year 2026 work plan of the Supervisory Board

The Supervisory Board performs its duties on behalf of shareholders to control all business, governance and administration activities of the Company. Maintain and further strengthen internal inspection and control throughout the system to monitor the implementation of the Company's operating regulations and improve the ability to ensure financial safety.

In the fiscal year 2026, the Supervisory Board will maintain regular and periodic control in accordance with the Company's Charter and in accordance with the provisions of the Law, ensuring that the Company's operations always comply with the provisions of the law, the Law on Enterprises, the Law on Securities and a number of related laws, contributing to CRV's growing and achieving high business efficiency, ensuring the interests of shareholders and employees.

Sincerely report!

Recipients:

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

**ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD**

PHAM ANH TU