

DRAFT

PROPOSAL

(Re: Approving the audited financial statements for the fiscal year 2025)

Dear Shareholders of CRV Real Estate Group Joint Stock Company (CRV)

- Pursuant to the Charter of CRV Real Estate Group Joint Stock Company;
- Pursuant to the audited separate and consolidated financial statements for the fiscal year 2025 dated 25/06/2026 of CRV Real Estate Group Joint Stock Company.

I would like to report to the General Meeting of Shareholders on the results of the audited financial statements for the fiscal year 2025 of CRV Real Estate Group Joint Stock Company with the following main contents:

I. Audit organization

The financial statements for the financial year ended March 31, 2026 are audited by AASC Auditing Firm Co., Ltd.:

- Deputy General Director: Nguyen Ngoc Lan, Certificate of Audit Practice Registration No. 1427-2023-002-1
- Auditor: Nguyen Duc Trong, Certificate of Audit Practice Registration No. 4062-2024-002-1

The above-mentioned auditing organizations and auditors are named in the List of Auditing Companies and auditors permitted to audit issuers, listing organizations and securities trading organizations of the State Securities Commission.

II. Independent Audit Report

The Auditor's opinion on the Company's financial statements.

1. For the parent company's financial statements:

"In our opinion, the Separate Financial Statements reflect honestly and reasonably, on material aspects of the financial situation of CRV Real Estate Group Joint Stock Company as at March 31, 2026, as well as the results of business operations and cash flows for the financial year ending on the same day. in accordance with Accounting Standards, Vietnam's corporate accounting regime and legal regulations related to the preparation and presentation of financial statements."

2. For consolidated financial statements:

"In our opinion, the Consolidated Financial Statements reflect honestly and reasonably, on material aspects of the financial situation of CRV Real Estate Group Joint Stock Company and its subsidiaries as at March 31, 2026, as well as the results of business operations and cash flows for the financial year ended March 31, 2026. date, in accordance with Accounting Standards, Vietnam's corporate accounting regime and legal regulations related to the preparation and presentation of financial statements."

III. Results of the Company's financial statements for the fiscal year 2025

The Separate Financial Statements (Parent Company) and the full Consolidated Financial Statements have been disclosed and sent in a set of documents posted on the Company's Website. The following are some of the main indicators of the audited consolidated financial statements.

1. The Company's business results

TT	Contents	Unit of calculation	Fiscal Year 2025 (01/04/2025 – 31/03/2026)	Fiscal Year 2024 (01/04/2024 – 31/03/2025)
1	Total Asset Value	Copper	11.987.005.200.998	8.914.111.959.932
2	Revenue from sales and provision of services	Copper	331.626.283.533	2.194.917.156.959

2. The Company's Cost Structure

TT	Contents	Unit of calculation	Fiscal Year 2025 (01/04/2025 – 31/03/2026)	Fiscal Year 2024 (01/04/2024 – 31/03/2025)
1	Cost of Selling	Copper	69.302.945.393	176.580.296.902
2	Business Management Expenses	Copper	44.715.727.090	61.658.615.253
3	Financing Costs	Copper	5.489.150.685	24.491.058.811

3. Profit Structure of the Company

TT	Profit	Unit of calculation	Fiscal Year 2025 (01/04/2025 – 31/03/2026)	Fiscal Year 2024 (01/04/2024 – 31/03/2025)
1	Net profit from production and business activities	Copper	118.996.739.351	647.597.432.918
2	Total profit before tax	Copper	113.053.415.805	612.492.263.637
3	Profit after tax	Copper	76.227.971.313	462.317.387.748

Respectfully submit to the General Meeting of Shareholders for consideration and approval of the audited 2025 Financial Statements.

(Attached to the audited separate and consolidated financial statements for the fiscal year 2025)

Sincerely report!

Recipients:

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

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**

DO HUU HA