

GROUP JOINT STOCK COMPANY

CRV REAL ESTATE

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No. 03/2026/TT-HDQT

Hanoi, July 28, 2026

DRAFT

PROPOSAL

(Re: Approval of the audited report on the use of capital raised from the public offering of shares to existing shareholders in 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 Report on the use of capital obtained from the public offering of shares to existing shareholders in 2025.

The Board of Directors (BOD) respectfully reports to the General Meeting of Shareholders (AGM) on the use of capital raised from the public offering of shares to existing shareholders in 2025 as follows:

I. Information about the offering

1. Stock name: Shares of CRV Real Estate Group Joint Stock Company
2. Type of securities: Common stocks
3. Par value: 10,000 VND/share
4. Number of securities successfully offered: 14,983,235 shares
5. Total amount mobilized: 389,564,110,000 VND. After deducting the remittance fee (the bank deducts directly when transferring money to the escrow account), the total amount collected is 389,564,086,182 VND, of which the amount mobilized for the project (excluding other costs of the offering) is 389,564,086,182 VND.
6. Closing date of the offering: 19/01/2026.

II. Progress of using the proceeds from the offering

1. Capital use plan:

The total amount expected to be collected from the offering (excluding the costs of the offering) is VND 437,070,816,000 which will be used by CRV Real Estate Group Joint Stock Company to invest in the project, specifically as follows:

Purpose	Expected capital use amount (VND)	Expected capital use schedule
Investment project to build a new urban area along Do Muoi street and surrounding areas in Tan Duong and Duong Quan communes, Thuy Nguyen district (Hoang Huy New City – II Project) (*)	437.070.816.000	In fiscal years 2025 and 2026, according to the actual timelines of the project
Total	437.070.816.000	

(*) Note: The project name is presented according to the investment policy approval decision No. 3178/QĐ-UBND dated October 11, 2023 of the People's Committee of Hai Phong City. The new administrative address of the project from 01/07/2025 is Thuy Nguyen Ward, Hai Phong City.

2. Schedule of use of proceeds from the offering:

- Progress of using the proceeds from the offering until the end of 31/03/2026:

STT	Contents	Amount
1	Actual amount of money raised from the offering	389.564.110.000
2	The amount of money used to invest in the investment project to build a new urban area along the extended Do Muoi street and surrounding areas in Tan Duong and Duong Quan communes, Thuy Nguyen district (now Thuy Nguyen ward, Hai Phong city) - Hoang Huy New City Project – II	389.564.110.000
3	Unused amount (3 = 1 – 2)	0

- Date the Company disburses all proceeds from the offering: 30/03/2026.

Thus, the Company has used all the money collected from the public offering of shares according to the capital use plan approved by the General Meeting of Shareholders.

3. The audited report on the use of capital obtained from the public offering of shares to existing shareholders in 2025 has been audited and attached to the report.

Respectfully submit to the General Meeting of Shareholders for consideration and approval./.

Recipients:

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

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

DO HUU HA