No: 13/2025/TT-HĐQT

Ho Chi Minh City, Oct 25th, 2025

PROPOSAL

Re: Investment in Real Estate Products

**To: THE GENERAL MEETING OF SHAREHOLDERS
NRC CORPORATION JOINT STOCK COMPANY**

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 dated December 6, 2019;*
- *Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020;*
- *Pursuant to the Charter of NRC Corporation Joint Stock Company.*

In accordance with the Resolution of the General Meeting of Shareholders of NRC Corporation Joint Stock Company ("NRC") and in order to implement certain business plans in the upcoming period, the Board of Directors ("BOD") respectfully submits to the General Meeting of Shareholders for approval the investment in products belonging to real estate projects as follows:

1. Approval of the policy on investing in real estate products:

To achieve the goal of investing in new projects with completed legal documentation and ready for sales deployment to generate stable and rapid revenue, the BOD seeks shareholders' approval for the investment policy in real estate products as follows:

- Project name: The Welltone Luxury Residence Project (Tan Lap Islet Residential Area, Xuong Huan Ward, Nha Trang City)
- Project location: Tan Lap Islet Residential Area, Xuong Huan Ward, Nha Trang City, Khanh Hoa Province (currently Nha Trang Ward, Khanh Hoa Province)
- Estimated total investment value: up to VND 1,000 billion;
- Investment products: Condominium apartments.

2. Approval of transactions related to the purchase and sale of real estate project products with insiders and related persons

To implement the above investment, the BOD seeks shareholders' approval for the following:

a. Approval of the purchase and sale contracts for goods and services between NRC and VHR Investment Joint Stock Company (a company related to an insider of NRC).

b. Transaction conditions: All transactions shall comply with regulations on eligible parties and transaction requirements under the Law on Enterprises, the Law on Securities, and other relevant legal provisions.

c. Contract value: Based on actual transactions, with a maximum limit of VND 1,000 billion.

d. Draft Master Agreement: Attached to this Proposal.

The General Meeting of Shareholders authorizes the Board of Directors to instruct the General Director to carry out all necessary procedures for signing principle agreements, sale and purchase contracts, appendices to the sale and purchase contracts, and all relevant documents and papers; to select investment products, conduct negotiations, and determine the purchase price of each product in the above-mentioned transactions in accordance with applicable regulations.

The Board of Directors respectfully submits this for the consideration and approval of the esteemed shareholders.

Respectfully submitted.

Recipients:

- As above;
- Filed VPCT.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN

CÔNG TY CỔ PHẦN TẬP ĐOÀN NRC
NRC
M.S.D.N: 0312695565

LÊ THỐNG NHẤT