

## INFORMATION DISCLOSURE

To: - The State Securities Commission;  
- Hochiminh Stock Exchange.

1. Name of organization: Nam Bay Bay Investment Corporation ("Company/NBB").
  - Stock code: NBB
  - Address: CII TOWER, 152 Dien Bien Phu Str., Ward 25, Binh Thanh Dist, Ho Chi Minh City, Vietnam.
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2. Contents of information disclosure:

NBB Company explains the changes in business performance and financial statements in 2024 compared to 2023, specifically as follows:

### SEPARATE FINANCIAL STATEMENTS

Unit: million VND

No.	Content	2023	2024	Diff	%
1	Net revenue	263.651	42.965	(220.687)	-84%
2	Profit after tax	21.144	15.114	(6.030)	-29%

### CONSOLIDATED FINANCIAL STATEMENTS:

No.	Content	2023	2024	Diff	%
1	Net revenue	293.036	64.726	(228.309)	-78%
2	Profit after tax	1.086	439	(647)	-60%

- Because of the difficult impact of the economy in general and the real estate industry in particular, the sales of real estate have shown signals of stagnation and slowdown leading to a decrease in revenue and profit after tax. Such as follows:
  - + Net revenue from real estate business activities decreased by VND 220.4 billion, leading to a decrease in gross profit from real estate business activities compared to 2023.
  - + Financial revenue decreased by 37,5 billion VND because in 2023, NBB company generated profits from transferring the right to participate in developing land in Ward 16, District 8, Ho Chi Minh City with an amount of 150 billion VND.
  - + Financial expense decreased by 67,8 billion VND because decreased costs arising from investment cooperation.
  - + General and administrative expense decreased by 31,8 billion VND due to the same period in 2023, provisions for doubtful debts arise.
  - + Other income decreased by 11,5 billion VND.
  - + Other expenses decreased by 10,4 billion VND.

This information is disclosed on the official website of Nam Bay Bay Investment Corporation on March 7<sup>th</sup>, 2025, at the following link: <http://www.nbb.com.vn>.



We commit that the disclosed information is true and we take full legal responsibility for its content.

Best regards.

Place of sending:

- As above;
- Archived to Finance and Accounting Department

577 INVESTMENT CORPORATION



**TỔNG GIÁM ĐỐC**  
*Nguyễn Bá Lân*

