Form 3.4: Report on the use of proceeds from bond issuance for outstanding bonds

NAM LONG INVESTMENT CORPORATION	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness ---------------

Ho Chi Minh City, August....., 2026

REPORT

On the use of proceeds from bond issuance

For the period Ending June 30th, 2026

1. Business information

- Company name: **Nam Long Investment Corporation ("Issuer")**
- Business registration certificate: No. 0301438936 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on December 27, 2005 (amended and supplemented from time to time)
- Head Office Address: 6 Nguyen Khac Vien, Tan My Ward, Ho Chi Minh City, Vietnam
- Phone: (84.28) 5416 1718
- Transaction Fax: (84.28) 5416 1718
- Email: info@namlongvn.com
- Business type: Joint Stock Company
- Main business activities: Real estate business, including ownership, usage rights, or leasing of land.
- Tax code: 0301438936.

2. Purpose of Utilizing the Funds Raised from Bond Issuance

2.1. Bond NLGH2328001 issued on 28/09/2023

Pursuant to the bond issuance plan approved in Resolution No. 23/2023/NQ/HĐQT/NLG dated September 19, 2023 of the Board of Directors of Nam Long Investment Corporation.

- Total capital raised from bond issuance (at par value) and issuance volume by bond code:

No.	Bond Code	Total number of issued bonds *(bonds)*	Total par value of issued bonds *(VND)*
1	NLGH2328001	5,000	500,000,000,000

- Use of proceeds: Implement the investment project, specifically the Nam Long 2 Residential Area Project within the Nam Can Tho Urban Area, located in Hung Thanh Ward, Cai Rang District, Can Tho City (now Cai Rang Ward, Can Tho City) with the Issuer as the project owner.

2.2. Bond NLGB2429001 issued on 17/06/2024

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Pursuant to the bond issuance plan approved in Resolution No. 19a/2024/NQ/HĐQT/NLG dated June 11, 2024 of the Board of Directors of Nam Long Investment Corporation.

- Total volume raised from bond issuance (at par value) and issuance volume by bond code:

No.	Bond Code	Total number of issued bonds *(bonds)*	Total par value of issued bonds *(VND)*
1	**NLGB2429001**	5,500	550,000,000,000

- Use of proceeds: Implement the investment program, specifically by (1) providing additional capital contributions to Nam Long Commercial Property LLC and (2) providing additional capital contributions to Nam Long Land Investment LLC. These two companies will use the additional capital to support their business operations and expand their scale.

2.3. Bond NLGB2427002 issued on 22/08/2024 and Bond NLGB2427003 issued on 22/08/2024

Pursuant to the bond issuance plan approved in Resolution No. 27a/2024/NQ/HĐQT/NLG dated July 25, 2024, Nam Long Investment Corporation has issued private Corporate Bonds with a total issuance value of VND 500,000,000,000 (Five hundred billion dong) (Bond NLGB2427002) and Resolution of the Board of Directors No. 27b/ 2024/NQ/HĐQT/NLG dated July 25, 2024, Nam Long Investment Corporation has issued private Corporate Bonds with a total issuance value of VND 450,000,000,000 (Four hundred and fifty billion dong) (NLGB2427003 Bonds).

- Total volume raised from bond issuance (at par value) and issuance volume by bond code:

No.	Bond Code	Total number of issued bonds *(bonds)*	Total par value of issued bonds *(VND)*
1	**NLGB2427002**	5,000	500,000,000,000
2	**NLGB2427003**	4,500	450,000,000,000

- Use of proceeds: (i) **NLGB2427002**: Repay the full principal amount of bond NLGB2124001 (Ticket: NLG12101) with a total face value of VND 500,000,000,000 (Five hundred billion dong), issued by the Company on September 6, 2021, with a term of 36 months; (ii) **NLGB2427003**: Repay the full principal amount of bond NLGB2124002 (Ticket: NLG12102) with a total face value of VND 450,000,000,000 (Four hundred fifty billion dong), issued by the Company on September 6, 2021, with a term of 36 months.

2.4. Bond NLGB2427004 issued on 28/11/2024

Pursuant to the bond issuance plan approved in Resolution No. 56a/2024/NQ/HĐQT/NLG dated November 22, 2024, Nam Long Investment Corporation has issued private placement Corporate Bonds with a total issuance value of VND 1,000,000,000,000 (One trillion dong).

- Total volume raised from bond issuance (at par value) and issuance volume by bond code:

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No.	Bond Code	Total number of issued bonds *(bonds)*	Total par value of issued bonds *(VND)*
1	**NLGB2427004**	10,000	1,000,000,000,000

- Use of proceeds: (i) Repay the full principal amount for the early redemption of bond NLGH2229001 (Ticket: NLG12205) with a total face value of VND 500,000,000,000 (Five hundred billion dong), issued by the Company on June 14, 2022, and originally maturing on March 28, 2029;(ii) Repay the full principal amount for the early redemption of bond NLGH2229002 (Ticket: NLG12203) with a total face value of VND 500,000,000,000 (Five hundred billion dong), issued by the Company on December 13, 2022, and originally maturing on March 28, 2029.

2.5. Bonds NLG12501 issued on 05/06/2025

Pursuant to the bond issuance plan approved in Resolution No. 22a/2025/NQ/HĐQT/NLG dated May 29, 2025, Nam Long Investment Corporation has issued private placement Corporate Bonds with a total issuance value of VND 660,000,000,000 (Six hundred and sixty billion dong).

- Total volume raised from bond issuance (at par value) and issuance volume by bond code:

No.	Bond Code	Total number of issued bonds *(bonds)*	Total par value of issued bonds *(VND)*
1	**NLG12501**	6,600	660,000,000,000

- Use of proceeds: Repay the full principal amount of bond NLG2018001 with a total face value of VND 660,000,000,000 (Six hundred and sixty billion dong), issued by the Company on June 19, 2018, and maturing on June 19, 2025.

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3. The utilization status of funds raised from bond issuance and the disbursement progress of funds from outstanding corporate bond issuance:

No.	Purpose of using the proceeds from bonds	Bond Code	Actual cumulative utilization of funds raised from bond issuance as of December 31, 2025	Actual utilization of funds raised from bond issuance during the reporting period (from January 1, 2026, to June 30, 2026)	Actual cumulative utilization of funds raised from bond issuance as of the end of the reporting period (June 30, 2026) (*)
I.	**For bonds issued before the effective date of Decree No. 65/2022/NĐ-CP and still outstanding**				
1.	**Programs/Projects**		-	-	-
2.	**Increase the size of capital for production/business activities**		-	-	-
3.	**Debt restructuring**		-	-	-
4.	**Other purposes as prescribed by specialized laws (if any)**		-	-	-
II.	**For bonds issued from the effective date of Decree No. 65/2022/ND-CP and still outstanding**				
1.	**Programs/Projects**		**1,050,000,000,000**	**-**	**1,050,000,000,000**
	Investment in the Nam Long 2 Residential Area project within the Nam Can Tho Urban Area, located in Hung Thanh Ward, Cai Rang District, Can Tho City (now Cai Rang Ward, Can Tho City) with Nam Long Investment Corporation – Can Tho Branch as the project owner	NLGH2328001	500,000,000,000	-	500,000,000,000
	Additional capital contribution to the subsidiary, Nam Long Commercial Property LLC ("NLCP") – Business Registration Certificate No. 03048518, initially issued by	NLGB2429001	100,000,000,000	-	100,000,000,000

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No.	Purpose of using the proceeds from bonds	Bond Code	Actual cumulative utilization of funds raised from bond issuance as of December 31, 2025	Actual utilization of funds raised from bond issuance during the reporting period (from January 1, 2026, to June 30, 2026)	Actual cumulative utilization of funds raised from bond issuance as of the end of the reporting period (June 30, 2026) (*)
	the Department of Planning and Investment of the city on February 9, 2007, and amended from time to time, to supplement working capital, expand business operations, and support NLCP in developing the group's commercial real estate sector				
	Capital investment in the subsidiary, Nam Long Land Investment LLC ("NLL") – Business Registration Certificate No. 03016366924, initially issued by the Department of Planning and Investment of the city on July 3, 2020, and amended from time to time, to supplement working capital, expand business operations, and support NLL in providing services related to project development and investment	NLGB2429001	450,000,000,000	-	450,000,000,000
2.	**Debt restructuring**	-	**2,610,000,000,000**	-	**2,610,000,000,000**
	Repayment of the full principal amount of bond NLGB2124001 (Ticket: NLG12101) with a total face value of VND 500,000,000,000 (Five hundred billion dong), issued by the Company on September 6, 2021, with a term of 36 months	NLGB2427002	500,000,000,000	-	500,000,000,000
	Repayment of the full principal amount of bond NLGB2124002 (Ticket: NLG12102) with a total face value	NLGB2427003	450.000.000.000	-	450.000.000.000

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No.	Purpose of using the proceeds from bonds	Bond Code	Actual cumulative utilization of funds raised from bond issuance as of December 31, 2025	Actual utilization of funds raised from bond issuance during the reporting period (from January 1, 2026, to June 30, 2026)	Actual cumulative utilization of funds raised from bond issuance as of the end of the reporting period (June 30, 2026) (*)
	of VND 450,000,000,000 (Four hundred fifty billion dong), issued by the Company on September 6, 2021, with a term of 36 months				
	Repayment of the full principal amount for the early redemption of bond NLGH2229001 (Ticket: NLG12205) with a total face value of VND 500,000,000,000 (Five hundred billion dong), issued by the Company on June 14, 2022, originally maturing on March 28, 2029	NLGB2427004	500,000,000,000	-	500,000,000,000
	Repayment of the full principal amount for the early redemption of bond NLGH2229002 (Ticket: NLG12203) with a total face value of VND 500,000,000,000 (Five hundred billion dong), issued by the Company on December 13, 2022, originally maturing on March 28, 2029	NLGB2427004	500,000,000,000	-	500,000,000,000
	Repay the full principal amount of bond NLG2018001 with a total face value of VND 660,000,000,000 (Six hundred and sixty billion dong), issued by the Company on June 19, 2018, and maturing on June 19, 2025.	NLG12501	660,000,000,000	-	660,000,000,000
Total (I+II)			**3,660,000,000,0000**	**-**	**3,660,000,000,000**

Notes:

(*) The issuer is responsible for monitoring in detail the use of proceeds from the bond offering as a basis for making a report on the use of proceeds from bond issuance for outstanding bonds as prescribed in Decree 153/2020/ND-CP, Decree 65/2022/ND-CP and Decree 200/2026/ND-CP

We commit to take full responsibility before the law for the content and accuracy of the above published information./.

PREPARED BY	LEGAL REPRESENTATIVE OR AUTHORIZED PERSON TO DISCLOSE INFORMATION
(Sign, clearly state full name and title)	*(Sign, clearly state full name and title)*
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