

**NAM LONG INVESTMENT
CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM
INDEPENDENCE - FREEDOM - HAPPINESS**

No: 136/2026/CV/NLG.....

Ho Chi Minh City, August 25th, 2026

Re: Periodic disclosure of information on the
implementation of commitments to bondholders for
the period 30/06/2026

To: - **HANOI STOCK EXCHANGE**
- **BONDHOLDERS**

Pursuant to Circular No. 76/2024/TT-BTC dated November 6, 2024, issued by the Ministry of Finance, guiding the disclosure and reporting regime on private corporate bond issuance and transactions in the domestic market as well as corporate bond issuance in the international market, Nam Long Investment Corporation hereby discloses its periodic financial status as follows:

1. Company Information

- Company name: **Nam Long Investment Corporation**
- Business Registration Certificate: No. 0301438936 issued by the Ho Chi Minh City Department of Planning and Investment on December 27, 2005 (subject to amendments and updates)
- Head Office Address: No. 6 Nguyen Khac Vien, Tan My Ward, Ho Chi Minh City, Vietnam
- Phone: (84.28) 5416 1718
- Fax: (84.28) 5416 1718
- Email: info@namlongvn.com
- Business Type: Joint-stock company
- Main Business Activities: Real estate business, ownership, usage, or lease of land rights.
- Tax code: 0301438936

2. Reporting period: 6M2026 (from 01/01/2026 to 30/06/2026)

3. Implementation of commitments on information disclosure according to each outstanding bond code:

No.	Bond Code	Status of periodic information disclosure (compliant/non-compliant)	Disclosure of information on acquisition, swap, conversion, exercise of rights (if any) (compliant/non-compliant)	Abnormal information disclosure (compliant/non-compliant)	Status of other information disclosures (compliant/non-compliant) (if any)
1	NLGH2328001	Compliant	Compliant	Compliant	Compliant
2	NLGB2429001	Compliant	Compliant	Compliant	Compliant

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3	NLGB2427002	Compliant	Compliant	Compliant	Compliant
4	NLGB2427003	Compliant	Compliant	Compliant	Compliant
5	NLGB2427004	Compliant	Compliant	Compliant	Compliant
6	NLG12501	Compliant	Compliant	Compliant	Compliant

Detailed explanation of information disclosure compliance: The Company has fully and strictly complied with information disclosure regulations for outstanding bonds during the first 6 months of 2026. This includes: periodic information disclosure, disclosure of principal and interest payment status, etc..

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4. Implementation of other commitments according to each outstanding bond code:

The issuer shall specifically announce the compliance with the issuer's commitments under the issuance plan and the contents of information disclosure before the issuance:

STT	Bond Code	Release Date	Content	Details	Compliance Results
1	NLGH2328001	28/09/2023	Purpose of issuance	Implementing the Company's investment projects, specifically investing in Nam Long 2 Residential Area in Nam Can Tho Urban Area, Hung Thanh Ward, Cai Rang District, Can Tho City	Compliant
			Collateral/payment guarantee	According to the Issuance Plan, the collateral consists of the Land use right of Nam Long VCD Corporation for the land area in An Thanh Commue, Ben Luc District, Long An Province (now Ben Luc Commue, Tay Ninh Province) with the total area of 492,219.9 m2 according to the Certificate of Land Use Rights and Housing Ownership Rights. An Other Assets Attached to Land No. CO273276 issued by the Department of Natural Resources and Environment of Long An Province to Nam Long VCD Corporation on 09 August 2018 (*) Performing Decision of Board of Directors No.01a/2026/NQ/HDQT/NLG dated 08/01/2026, the Company has completed to release the collateral is land use rights at An Thanh Commue, Ben Luc District, Long An Province (now Ben Luc Commue, Tay Ninh Province) and replaced by the other collaterals, including: (i) 10,729,236 common shares and 10,192,774 preferred shares issued by Southgate Joint Stock Company, owned by Nam Long Investment Corporation;	Compliant

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STT	Bond Code	Release Date	Content	Details	Compliance Results
2	NLGB2429001	17/06/2024		(ii) 3,575,309 common shares and 3,396,543 preferred shares issued by Southgate Joint Stock Company, owned by Nam Phat Land Investment Company Limited.	
			Payment of interest and principal of bonds	Interest payment every 6 months from the date of actual issuance. The bond principal is paid in a single payment on the bond's maturity date	Sufficient; On time
			Early redemption commitment	Commitment in accordance with the bond's terms and conditions	Compliant
			Commitment to bond conversion	Not applicable	
			Other commitments of the issuer	Commitment in accordance with the bond's terms and conditions	Compliant
			Purpose of issuance	Additional capital contribution to subsidiaries - Nam Long Commercial Property Co., Ltd. and Nam Long Land Investment Co., Ltd.	Compliant
			Collateral/payment guarantee	30,560,749 shares owned by the Company at its subsidiary - Southgate Joint Stock Company	Compliant
			Payment of interest and principal of bonds	Interest payment every 6 months from the date of issuance. The bond principal is paid in a single payment on the bond's maturity date.	Sufficient; On time
3	NLGB2427002	22/08/2024	Early redemption commitment	Commitment in accordance with the bond's terms and conditions.	Compliant
			Commitment to bond conversion	Not applicable	
			Other commitments of the issuer	Commitment in accordance with the bond's terms and conditions	Compliant
			Purpose of issuance	Payment of the full principal due of the bond code NLGB2124001 (Stock code: NLG12101) with a total	Compliant

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STT	Bond Code	Release Date	Content	Details	Compliance Results
4	NLGB2427003	22/08/2024		issued par value of VND 500,000,000,000 (Five hundred billion dong) issued by the Company on 06/09/2021 with a term of 36 months	
			Collateral/payment guarantee	34,482,759 shares of the Company at its Subsidiary - Southgate Joint Stock Company	Compliant
			Payment of interest and principal of bonds	Interest payment every 3 months from the date of issuance. The bond principal is paid in a single payment on the bond's maturity date	Sufficient; On time
			Early redemption commitment	Commitment in accordance with the bond's terms and conditions	Compliant
			Commitment to bond conversion	Not applicable	
			Other commitments of the issuer	Commitment in accordance with the bond's terms and conditions.	Compliant
			Purpose of issuance	Payment of the full principal due of NLGB2124002 bonds (Stock code: NLG12102) with a total issued par value of VND 450,000,000,000 (Four hundred and fifty billion dong) issued by the Company on 06/09/2021 with a term of 36 months	Compliant
			Collateral/payment guarantee	31,034,482 shares of the Company at its Subsidiary - Southgate Joint Stock Company	Compliant
			Payment of interest and principal of bonds	Interest payment every 3 months from the date of issuance. The bond principal is paid in a single payment on the bond's maturity date	Sufficient; On time
			Early redemption commitment	Commitment in accordance with the bond's terms and conditions.	Compliant
			Commitment to bond conversion	Not applicable	

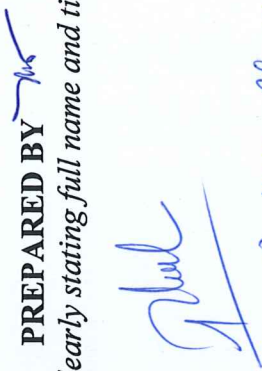
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STT	Bond Code	Release Date	Content	Details	Compliance Results
			Other commitments of the issuer	Commitment in accordance with the bond's terms and conditions.	Compliant
			Purpose of issuance	(i) to pay the entire principal of the early redemption of NLGH2229001 bonds (Stock code: NLG12205) with a total issued par value of VND 500,000,000,000 (Five hundred billion dong) issued by the Company on 14/06/2022, due on 28/03/2029; (ii) to pay the entire principal of the early redemption of NLGH2229002 bonds (Stock code: NLG12203) with a total issued par value of VND 500,000,000,000 (Five hundred billion dong) issued by the Company on 13/12/2022, due on 28/03/2029	Compliant
5	NLGB2427004	28/11/2024	Collateral/payment guarantee	78,613,263 shares of the Company at Subsidiary - Nam Long VCD Corporation	Compliant
			Payment of interest and principal of bonds	The bond principal is paid in a single payment on the bond's maturity date. Interest payment every 3 months from the date of issuance	Sufficient; On time
			Early redemption commitment	Commitment in accordance with the bond's terms and conditions.	Compliant
			Commitment to bond conversion	Not applicable	
			Other commitments of the issuer	Commitment in accordance with the bond's terms and conditions.	Compliant
6	NLG12501	05/06/2025	Purpose of issuance	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.	Compliant

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STT	Bond Code	Release Date	Content	Details	Compliance Results
			Collateral/payment guarantee	38,552,000 shares of the Company at Subsidiary - Nam Long VCD Corporation	Compliant
			Payment of interest and principal of bonds	The bond principal is paid in a single payment on the bond's maturity date. Interest payment every 6 months from the date of issuance	Sufficient; On time
			Early redemption commitment	Commitment in accordance with the bond's terms and conditions.	Compliant
			Commitment to bond conversion	Not applicable	Compliant
			Other commitments of the issuer	Commitment in accordance with the bond's terms and conditions.	Compliant

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

PREPARED BY 
(Signed, clearly stating full name and title)

Nguyễn Hồng Phương
Deputy Director, Capital Market

LEGAL REPRESENTATIVE OR AUTHORIZED PERSON
(Signed, clearly written and stamped)



Chen Hong Wai
Group Chief Financial Officer