

No.: 30.3/2026/BC/CEO-TGD

Hanoi, March 30, 2026

REPORT

ON THE PROGRESS OF UTILIZATION OF PROCEEDS FROM THE OFFERING

(Pursuant to Certificate of Offering Registration No. 160/GCN-UBCK issued by the State Securities Commission on June 29, 2023)

To: State Securities Commission of Vietnam

I. INTRODUCTION OF THE ISSUER

1. Issuer: C.E.O Group Joint Stock Company
2. Head office: 5th Floor, CEO Tower, HH2-1, Me Tri Ha Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam
3. Tel: (84-24) 3787 5136 Fax: (84-24) 3787 5137
Website: www.ceogroup.com.vn
4. Charter capital: VND 5.674.160.750.000
5. Stock code: CEO
6. Bank account: Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch
Account No.: 2222566666
7. Enterprise Registration Certificate No. 0101183550 issued by Hanoi Department of Planning and Investment on March 29, 2007, as amended for the 29th time on September 15, 2025
 - Main business line: Real estate business, land use rights (owned, used, or leased)
 - Industry code: 6810
 - Main products/services: Real estate, Construction, Services
8. Establishment and operation license: None.

II. SECURITIES ISSUED

1. Name: Shares of C.E.O Group Joint Stock Company
2. Type: Ordinary shares
3. Par value: VND 10.000/share
4. Total issued shares: 257.338.775 shares
5. Total proceeds raised: VND 2.573.387.750.000 (of which VND 800.000.000.000 for project investment)
6. End date of the offering: September 26, 2023



III. UTILIZATION PLAN OF PROCEEDS

1. Utilization plan of proceeds from the offering pursuant to Resolution No.01/2022/NQ/CEO-ĐHĐCĐ dated April 29, 2022 of the General Meeting of Shareholders:

No.	Purposes	Amount (VND)	Notes
1.	Investment in the Sonasea High-end Villas Complex (Sonasea Residences Project)	800.000.000.000	
2.	Capital increase for subsidiaries:		
2.1	<i>Capital increase for Van Don Tourism Investment and Development Joint Stock Company</i>	<i>1.000.000.000.000</i>	
2.2	<i>Capital increase for C.E.O International Company Limited</i>	<i>200.000.000.000</i>	
2.3	<i>Capital increase for Nha Trang Investment and Development Joint Stock Company</i>	<i>200.000.000.000</i>	
2.4	<i>Capital increase for Phu Quoc Investment and Development Joint Stock Company</i>	<i>105.000.000.000</i>	
2.5	<i>Capital increase for C.E.O Construction Joint Stock Company</i>	<i>51.000.000.000</i>	
3.	Supplementation of working capital for business operations	217.387.750.000	
	Total	2.573.387.750.000	

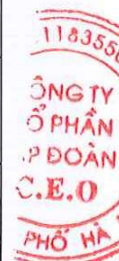
2. Adjusted plan pursuant to Resolution No.11/2025/NQ/CEO-HĐQT dated June 03, 2026 by the Board of Directors:

No.	Purposes	Amount (VND)	Notes
1	Investment in the Sonasea High-end Villas Complex (Sonasea Residences Project)	800.000.000.000	
2	Capital increase for subsidiaries:		
2.1	<i>Capital increase for Van Don Tourism Investment and Development Joint Stock Company</i>	<i>1.000.000.000.000</i>	
2.2	<i>Capital increase for C.E.O International Company Limited</i>	<i>200.000.000.000</i>	
2.3	<i>Capital increase for Nha Trang Investment and Development Joint Stock Company</i>	<i>200.000.000.000</i>	

No.	Purposes	Amount (VND)	Notes
2.4	<i>Capital contribution for the establishment of C.E.O Industrial Park Development Joint Stock Company</i>	245.000.000.000	
2.5	<i>Capital increase for C.E.O Construction Joint Stock Company</i>	51.000.000.000	
3	Supplementation of working capital for business operations	77.387.750.000	
	Total	2.573.387.750.000	

3. Adjusted plan pursuant to Resolution No.02/2026/NQ/CEO-HĐQT dated January 10, 2026 by the Board of Directors:

No.	Purposes	Amount (VND)	Notes
1	Investment in the Sonasea High-end Villas Complex (Sonasea Residences Project)	320.00.000.000	
2	Capital increase for subsidiaries:		
2.1	<i>Capital increase for Van Don Tourism Investment and Development Joint Stock Company</i>	1.000.000.000.000	
2.2	<i>Capital increase for C.E.O International Company Limited</i>	200.000.000.000	
2.3	<i>Capital increase for Nha Trang Investment and Development Joint Stock Company</i>	200.000.000.000	
2.4	<i>Capital contribution for the establishment of C.E.O Industrial Park Development Joint Stock Company</i>	245.000.000.000	
2.5	<i>Capital increase for C.E.O Construction Joint Stock Company</i>	51.000.000.000	
2.6	<i>Capital increase for C.E.O Industrial Park Development Joint Stock Company</i>	480.000.000.000	
3	Supplementation of working capital for business operations	77.387.750.000	
	Total	2.573.387.750.000	



4. Progress of utilization as of March 26, 2026:

As of March 26, 2026, C.E.O Group Joint Stock Company has fully utilized the total proceeds of VND 2.573.387.750.000 raised from the offering, as detailed below:

No.	Purposes	Planned amount (VND)	Amount utilized (VND)	Remaining amount (VND)
1	Investment in the Sonasea High-end Villas Complex (Sonasea Residences Project)	320.00.000.000	320.00.000.000	0
2	Capital increase for subsidiaries:			
2.1	<i>Capital increase for Van Don Tourism Investment and Development Joint Stock Company</i>	<i>1.000.000.000.000</i>	<i>1.000.000.000.000</i>	<i>0</i>
2.2	<i>Capital increase for C.E.O International Company Limited</i>	<i>200.000.000.000</i>	<i>200.000.000.000</i>	<i>0</i>
2.3	<i>Capital increase for Nha Trang Investment and Development Joint Stock Company</i>	<i>200.000.000.000</i>	<i>200.000.000.000</i>	<i>0</i>
2.4	<i>Capital contribution for the establishment of C.E.O Industrial Park Development Joint Stock Company</i>	<i>245.000.000.000</i>	<i>245.000.000.000</i>	<i>0</i>
2.5	<i>Capital increase for C.E.O Construction Joint Stock Company</i>	<i>51.000.000.000</i>	<i>51.000.000.000</i>	<i>0</i>
2.6	<i>Capital increase for C.E.O Industrial Park Development Joint Stock Company</i>	<i>480.000.000.000</i>	<i>480.000.000.000</i>	<i>0</i>
3	Supplementation of working capital for business operations	77.387.750.000	77.387.750.000	0
	Total	2.573.387.750.000	2.573.387.750.000	0

5. **Changes and reasons:** None.
6. **The progress report is disclosed:** on March 30, 2026 on the Company's website under Investor Relations / Information Disclosure, at the following link: <https://ceogroup.com.vn/cong-bo-thong-tin-khac-sc35>.

Recipients:

- As above;
- Archives.

C.E.O GROUP JOINT STOCK COMPANY



**CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
C.E.O**

Digitally signed by CÔNG TY CỔ
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TỔNG GIÁM ĐỐC
Cao Văn Kiên

