

**PP ENTERPRISE INVESTMENT CONSULTANCY  
JOINT STOCK COMPANY**  
*(Incorporated in the Socialist Republic of Vietnam)*

**AUDITED REPORT ON THE USE OF  
PROCEEDS FROM PLACEMENT OF SHARES  
FOR CHARTER CAPITAL INCREASE**

**From 24 October 2025 (the closing date of the offering)  
to 05 November 2025**

**PP ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY**

Floor 12, Diamond Flower Tower, No. 48 Le Van Luong,  
Yen Hoa Ward, Hanoi, Vietnam

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**PP ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY**

Floor 12, Diamond Flower Tower, No. 48 Le Van Luong,  
Yen Hoa Ward, Hanoi, Vietnam

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**STATEMENT OF THE BOARD OF DIRECTORS**

The Board of Directors of PP Enterprise Investment Consultancy Joint Stock Company (the “Company”) presents this report together with the Report on the use of proceeds from placement of shares for charter capital increase from 24 October 2025 (the closing date of the offering) to 05 November 2025 (hereinafter referred to as “The Report on the use of proceeds from placement of shares” or “the Report”).

**THE BOARD OF DIRECTORS, THE DIRECTOR AND THE BOARD OF SUPERVISORS**

The members of the Board of Directors, the Director and the Board of Supervisors of the Company for the period from 24 October 2025 (the closing date of the offering) to 05 November 2025 and to the date of this report are as follows:

**Board of Directors**

|                      |          |
|----------------------|----------|
| Mr. Tran Duc Hiep    | Chairman |
| Mr. Truong Xuan Binh | Member   |
| Ms. Pham Bach Huy    | Member   |

**The Director**

|                      |          |
|----------------------|----------|
| Mr. Truong Xuan Binh | Director |
|----------------------|----------|

**Board of Supervisors**

|                       |                              |
|-----------------------|------------------------------|
| Ms. Nguyen Thanh Tung | Head of Board of Supervisors |
| Mr. Vu Quoc Hoan      | Member                       |
| Ms. Cao Thuy Linh     | Member                       |

**THE BOARD OF DIRECTORS' STATEMENT OF RESPONSIBILITY**

The Company's Board of Directors is responsible for the preparation and presentation of the Report on the use of proceeds from placement of shares. In preparing and presenting the Report on the use of proceeds from placement of shares, the Board of Directors is required to:

- Comply with the requirements of Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government on “Detailed regulations for the implementation of a number of articles of the Law on Securities” and Decree No. 245/2025/ND-CP dated 11 September 2025 on “Amendments to, and supplementation of, a number of articles of Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government detailing the implementation of a number of articles of the Law on Securities”.

### **STATEMENT OF THE BOARD OF DIRECTORS (Continued)**

In preparing the Report on the use of proceeds from placement of shares, the Board of Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the Report on the use of proceeds from placement of shares;
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the Report on the use of proceeds from placement of shares so as to minimize errors and frauds.

The Board of Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the mobilization and use of the proceeds from placement of shares for charter capital increase and that the Report on the use of proceeds from placement of shares comply with basis for preparation of the report on the use of proceeds from placement of shares as disclosed in Note IV of the Notes to the Report on the use of proceeds from placement of shares for charter capital increase. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Directors confirms that the Company has complied with the above requirements in the preparation of the Report on the use of proceeds from placement of shares for charter capital increase.



**Tran Duc Hiep**  
**Chairman**

14 April 2026



No.: 1164/VN1A-HN-BC

## INDEPENDENT AUDIT REPORT

**To: The Shareholders, The Boards of Directors, Supervisor Board and Director  
PP Enterprise Investment Consultancy Joint Stock Company**

We have audited the Report on the use of proceeds from placement of shares for charter capital increase from 24 October 2025 (the closing date of the offering) to 05 November 2025 of PP Enterprise Investment Consultancy Joint Stock Company (the "Company"), prepared on 14 April 2026 as set out from page 05 to page 09, which comprise Report on the use of proceeds from placement of shares for charter capital increase from 24 October 2025 (the closing date of the offering) to 05 November 2025 and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Report on the use of proceeds from placement of shares" or "the Report"). This report has been prepared in accordance with the basis for preparation as disclosed in Note IV of the Notes to the Report on the use of proceeds from placement of shares.

### *The Board of Directors' Responsibility*

The Board of Directors is responsible for the preparation and presentation of the Report on the use of proceeds from placement of shares in accordance with the basis of preparation as disclosed in Note IV of the Notes to the Report on the use of proceeds from placement of shares, and for such internal control as the Board of Directors determines is necessary to enable the preparation of the Report on the use of proceeds from placement of shares is free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on this Report on the use of proceeds from placement of shares based on our audit. We conducted our audit in accordance with Vietnamese Standard on Auditing. Those standards require that we comply with ethical requirement, plan and perform the audit to obtain reasonable assurance whether the Report on the use of proceeds from placement of shares is free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Report on the use of proceeds from placement of shares. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Report on the use of proceeds from placement of shares, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of Report on the use of proceeds from placement of shares in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Report on the use of proceeds from placement of shares.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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## INDEPENDENT AUDIT REPORT (Continued)

### *Opinion*

In our opinion, the Report on the use of proceeds from placement of shares presents fairly, in all material respects, in accordance with the basis of preparation as disclosed in Note IV of the Notes to the Report on the use of proceeds from placement of shares.

### *Basis of preparation*

Without qualifying the above-mentioned opinion, we draw your attention to Note IV of the Notes to the Report on the use of proceeds from placement of shares for charter capital increase which describes basis of preparation adopted by the Company in preparing the Report on the use of proceeds from placement of shares. This report on the use of proceeds from placement of shares may not be suitable for purposes other than those intended.



**Hoang Lan Huong**  
**Audit Partner**

Audit Practising Registration Certificate  
No 0008-2023-001-1

**DELOITTE VIETNAM AUDIT COMPANY LIMITED**

14 April 2026  
Hanoi, S.R. Vietnam

**Hoang Le Thu Phuong**  
**Auditor**

Audit Practising Registration Certificate  
No 5603 2025 001 1



**PP ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY**

Floor 12, Diamond Flower Tower, No. 48 Le Van Luong,  
Yen Hoa Ward, Hanoi, Vietnam

**REPORT ON THE USE OF PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER CAPITAL INCREASE**

*From 24 October 2025 (the closing date of the offering) to 05 November 2025*

| Purpose of use of proceeds from placement of shares   | Notes | Plan to use of proceeds from placement of shares for charter capital increase | Actual use of proceeds received from placement of shares | Cumulative amount used as at 05 November 2025 | Remaining balance as at 05 November 2025 | Difference between actual use of proceeds from placement of shares for charter capital increase and the planned use as at 05 November 2025 |
|---|-------|---|--|---|--|--|
|   |       |   |  |   |  |  |
| <b>1</b>  |       |   |  |   |  |  |
| Receipt of shares transferred at Hoa Binh Minh Construction Materials Trading Joint Stock Company     | V     |   |  |   |  |  |
| 1.1 Receipt of shares transferred at Hoa Binh Minh Construction Materials Trading Joint Stock Company |       | 16,000,000,000  | 16,000,000,000   | 16,000,000,000                                | -  | -  |
| <b>Total</b>  |       | <b>16,000,000,000</b>   | <b>16,000,000,000</b>                                    | <b>16,000,000,000</b>                         | <b>-</b>                                 | <b>-</b>   |



*[Signature]*  
Kieu Anh Tuyen  
Preparer/Chief Accountant

Tran Duc Hiep  
Chairman

14 April 2026



**ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY**  
**NOTES TO THE REPORT ON THE USE OF PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER**  
**CAPITAL INCREASE**

**I. INFORMATION ON THE ISSUER**

**Structure of ownership**

PP Enterprise Investment Consultancy Joint Stock Company (the "Company") operates under the Enterprise Registration Certificate No. 0102403985 dated 31 October 2007 issued by Hanoi Authorities of Planning and Investment (currently Department of Finance of Ha Noi), as amended, with the latest (18th) amendment dated 04 December 2025.

The Company's shares have been traded on the HNX exchange since 21 September 2011 with stock symbol PPE.

**Operating industry and principal activities**

The operating industry of the Company includes:

- Architecture and technical consulting activities;
- Wholesale and retail of materials and other installation equipment in construction;
- Technical inspection and analysis;
- Mechanical processing, metal treatment, and coating;
- Other specialized scientific and technological activities not classified elsewhere;
- Demolition, site preparation;
- Installation of electrical systems and other construction systems;
- Completion of construction works, other specialized construction activities;
- Wholesale of machinery, equipment, and spare parts for other machines;
- Support services for financial activities not classified elsewhere; management consulting;
- Freight transport; loading, unloading, and warehousing of goods;
- Real estate business, land ownership rights held by owners, users, or lessees;
- Mining, iron ore mining, and mining of other metallic ores;
- Construction of houses; construction of roads, power, water supply and drainage systems, and other public works;
- Maintenance and repair of vehicles, sale of spare parts and vehicle accessories;
- Rental of motor vehicles, machinery, equipment, and intangible non-financial assets.

The principal activity of the Company is financial investment.

**The Company's structure**

As at 5 November 2025, the Company has one subsidiary and one associate. Details of the Company's subsidiary and associate are as follows:

| Name   | Place of incorporation and operation | Proportion of ownership interest % | Proportion of voting right % | Principal activities                                      |
|--|--------------------------------------|------------------------------------|------------------------------|---|
| <b>Subsidiary</b>  |                                      |                                    |                              |   |
| Hoa Binh Minh Nghe An Company Limited                            | Nghe An                              | 70.00%                             | 70.00%                       | Trading of iron and steel and other services              |
| <b>Associate</b>   |                                      |                                    |                              |   |
| Hoa Binh Minh Building Materials Trading Joint Stock Company (*) | Phu Tho                              | 48.00%                             | 48.00%                       | Trading of steel, cement and other construction equipment |

**ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY**  
**NOTES TO THE REPORT ON THE USE OF PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER**  
**CAPITAL INCREASE (Continued)**

- (\*) On 5 November 2025, the Company completed the acquisition of 48.00% of the charter capital of Hoa Binh Minh Building Materials Trading Joint Stock Company from individual shareholders with a total transfer value of VND 24,816,000,000. Accordingly, Hoa Binh Minh Building Materials Trading Joint Stock Company became an associate of the Company from that date.

**II. GENERAL INFORMATION ON THE ISSUANCE**

**II.1 Information of the placed shares**

Name of issued shares: Shares of PP Enterprise Investment Consulting Joint Stock Company

Type of shares: Ordinary shares

Issue price: VND 10,000 per share

Total number of shares offered: 1,600,000 shares

Total expected proceeds from the issuance: VND 16,000,000,000

Lock-up period: All offered shares are subject to a transfer restriction of one (01) year from the completion date of the offering

Issue date: 22 October 2025

Completion date of the offering: 24 October 2025

Number of shares successfully issued: 1,600,000 shares

Total proceeds successfully raised: VND 16,000,000,000

Remaining shares: 0 shares

**II.2 Purpose of using proceeds according to the placement of shares for charter capital increase plan**

Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 90/2025/PPE/NQ-DHDCD dated 19 May 2025 approving the plan for the private placement of shares to increase the Company's charter capital, and Resolution No. 138/2025/NQ-HDQT dated 14 August 2025 of the Board of Directors, the total expected proceeds from the issuance of shares for charter capital increase amounting to VND 16,000,000,000 will be used for the acquisition of shares in Hoa Binh Minh Building Materials Trading Joint Stock Company.

Details of the investment for the acquisition of shares in Hoa Binh Minh Building Materials Trading Joint Stock Company are as follows:

- Expected number of shares to be acquired: 2,400,000 shares;
- Purchase price: VND 10,340 per share;
- Expected total investment value (value of share acquisition): VND 24,816,000,000;
- The Company's ownership interest in Hoa Binh Minh Building Materials Trading Joint Stock Company prior to the acquisition: 0%;
- The Company's ownership interest in Hoa Binh Minh Building Materials Trading Joint Stock Company after the acquisition: 48%;
- Expected source of investment funds: Proceeds from the placement of shares to increase the charter capital (VND 16 billion), together with the Company's working capital and other sources of finance (VND 8.816 billion).



**ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY**  
**NOTES TO THE REPORT ON THE USE OF PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER**  
**CAPITAL INCREASE (Continued)**

**III. REPORTING REQUIREMENTS FOR THE REPORT ON THE USE OF PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER CAPITAL INCREASE**

Report on the use of proceeds from placement of shares for charter capital increase ("Report on the use of proceeds") was prepared in accordance with requirements at Decree No. 155/2020/ND-CP issued by the Government dated 31 December 2020 on "Detailed regulations for the implementation of a number of articles of the Law on Securities" and Decree No. 245/2025/ND-CP dated 11 September 2025 on amending and supplementing certain provisions of Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government detailing the implementation of a number of articles of the Law on Securities in the preparation and presentation of the Report on the use of proceeds.

**IV. BASIS OF PREPARATION OF THE REPORT ON THE USE OF PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER CAPITAL INCREASE**

**IV.1 Accounting policies**

***Basis of presentation of the report on the use of proceeds from placement of shares***

This report on the use of proceeds from placement of shares is prepared based on the actual amount of funds received by the Company from the placement of shares to increase its charter capital, and the actual expenditures made in accordance with the plan for the use of capital raised from the aforementioned share issuance. This report constitutes a part of the Company's overall cash inflows and cash outflows. In which:

- The amount of funds received by the Company from the above-mentioned share issuance has been recorded based on the actual proceeds received;
- The amount of funds disbursed by the Company in accordance with the capital use plan has been recorded based on the actual amounts disbursed.

**IV.2 Accounting currency**

The Report on the use of proceeds from placement is presented in Vietnam Dong ("VND").

**IV.3 Financial period**

This Report on the use of proceeds from placement of shares for charter capital increase is prepared for the period from 24 October 2025 (the closing date of the offering) to 05 November 2025.

**V. PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER CAPITAL INCREASE**

Details of the proceeds from placement of shares are as follows:

|   |   |
|---|---|
| Date of receipt of funds                              | From 24 October 2025 (the closing date of the offering) to 05 November 2025 |
| Proceeds from the placement of shares (VND)           | 16,000,000,000  |
| <b>Total (VND)</b>                                    | <b>16,000,000,000</b>   |
| Cumulative amount used as of 05 November 2025 (VND)   | (16,000,000,000)  |
| <b>Remaining balance as of 05 November 2025 (VND)</b> | <b>-</b>  |

**ENTERPRISE INVESTMENT CONSULTANCY JOINT STOCK COMPANY**  
**NOTES TO THE REPORT ON THE USE OF PROCEEDS FROM PLACEMENT OF SHARES FOR CHARTER**  
**CAPITAL INCREASE (Continued)**

Details of payments are as follows:

| No | Description   | Amount paid up to<br>05 November 2025 |
|----|---|---------------------------------------|
| 1  | Payment for share transfer to Mr. Bui Quang Minh (VND)  | 24,557,500,000                        |
| 2  | Payment for share transfer to Mr. Nguyen Minh Hop (VND)   | 258,500,000                           |
|    | <b>Total</b>  | <b>24,816,000,000</b>                 |
|    | <i>In which:</i>  |                                       |
|    | <i>Expenditures sourced from proceeds from the placement of<br/>shares for charter capital increase (VND)</i> | <i>16,000,000,000</i>                 |
|    | <i>Expenditures sourced from interest income on bank deposits<br/>(VND)</i>                                   | <i>87,671</i>                         |
|    | <i>Expenditures sourced from operating capital and other sources<br/>of finance (VND)</i>                     | <i>8,815,912,329</i>                  |

**VI. SUBSEQUENT EVENTS**

There were no significant events occurring after the reporting date that require adjustments or disclosures in this Report on the use of proceeds from placement of shares.



Kieu Anh Tuyen  
Preparer/Chief Accountant



Tran Duc Hiep  
Chairman

14 April 2026