CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA
Digitally signed by CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA
Date: 2026.11.16 18:00:25 +07'00'

Phụ lục VI
Appendix VI

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE
(Ban hành kèm theo Quyết định số 21./QĐ-SGDVN ngày 12/12/2021 của Tổng Giám đốc Sở Giao dịch Chứng khoán Việt Nam về Quy chế Công bố thông tin tại Sở Giao dịch Chứng khoán Việt Nam)
(Issued with the Decision No.21/QĐ-SGDVN on December 21st, 2021 of the CEO of Vietnam Exchange on the Information Disclosure Regulation of Vietnam Exchange)

CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG – BIÊN HÒA	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**
THANH THANH CONG – BIEN HOA JOINT STOCK COMPANY	**Độc lập - Tự do - Hạnh phúc**
	THE SOCIALIST REPUBLIC OF VIETNAM
	Independence - Freedom - Happiness
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Số: 476 /2026/CV-TTCBH	*Tp.HCM, ngày* 16 *tháng* 11 *năm 2026*
No.: 476 /2026/CV-TTCBH	*HCM city,* 16 Nov *, 2026*

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi: Sở Giao dịch Chứng khoán Việt Nam/ Sở Giao dịch Chứng khoán Hà Nội/ Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: Vietnam Exchange/ Hanoi Stock Exchange/ Hochiminh Stock Exchange

1. Tên tổ chức/*Name of organization:* **Công ty Cổ phần Thành Thành Công – Biên Hòa**
- Mã chứng khoán/Mã thành viên/ *Stock code/ Broker code:* **SBT**
- Địa chỉ/*Address:* Ấp Tân Lợi, xã Tân Phú, Tỉnh Tây Ninh
- Điện thoại liên hệ/*Tel.:* (0267) 3753.250 Fax: (0276) 3839.834
- E-mail: ttcs@ttcagris.com.vn

2. Nội dung thông tin công bố/*Contents of disclosure:*
Nghị quyết số 20 /2026/NQ-HĐQT ngày 16/11/2026 của Hội đồng quản trị thông qua phương án phát hành, phương án sử dụng và trả nợ vốn thu được từ đợt chào bán trái phiếu ra công chúng; Nghị quyết số 20a /2026/NQ-HĐQT ngày 16/11/2026 của Hội đồng quản trị thông qua hồ sơ đăng ký chào bán trái phiếu doanh nghiệp ra công chúng/ *Approving* ***Resolution No. 20 /2026/NQ-HĐQT dated 16 November 2026*** *of the Board of Directors approving the bond issuance plan and the plan for the use and repayment of proceeds from the public offering of bonds;* ***Resolution No. 20a/2026/NQ-HĐQT dated 16 November 2026*** *of the Board of Directors approving the registration dossier for the public offering of corporate bonds.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 16./11../2026 tại đường dẫn https://ttcagris.com.vn/quan-he-nha-dau-tu/cong-bo-thong-tin?year=2026&cate=3 */This information was published on the company's website on 16./11./2026, as in the link* https://ttcagris.com.vn/quan-he-nha-dau-tu/cong-bo-thong-tin?year=2026&cate=3

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Đại diện tổ chức
Organization representative
Người đại diện theo pháp luật
Legal representative
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, position, and seal)

Chủ tịch HĐQT
Chairwoman of the Board of Director

M.S.D.N: 3900244389 CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA TỈNH TÂY NINH

ĐẶNG HUỲNH ỨC MY

THANH THANH CONG – BIEN HOA JOINT STOCK COMPANY
No.: 20a/2026/NQ-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness
Ho Chi Minh City, 16 November 2026

RESOLUTION

(Re: Approval of the dossier for registration of a public offering of corporate bonds with a maximum total offering value at par of VND 1,000 billion under the Bond Issuance Plan attached to the Board of Directors' Resolution No. 20/2026/NQ-HĐQT dated 16 November 2026)

THE BOARD OF DIRECTORS
OF THANH THANH CONG – BIEN HOA JOINT STOCK COMPANY

- *Pursuant to the Enterprise Law No. 59/2020/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and its amending and supplementing documents ("**Enterprise Law**");*
- *Pursuant to the Securities Law No. 54/2019/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its amending and supplementing documents (the "**Securities Law**");*
- *Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of certain articles of the Securities Law ("**Decree 155**");*
- *Pursuant to Decree No. 245/2025/NĐ-CP dated September 11, 2025 of the Government amending and supplementing certain articles of Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of certain articles of the Securities Law ("**Decree 245**");*
- *Pursuant to Circular No. 118/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance guiding certain contents on offering and issuance of securities, public tender offers, share buybacks, registration of public companies and delisting of public companies, and its amending and supplementing documents ("**Circular 118**");*
- *Pursuant to the Charter (38th amendment dated November 2, 2026) ("**Charter**") of Thanh Thanh Cong – Bien Hoa Joint Stock Company ("**Company**"); and*
- *Pursuant to Minutes of Meeting No. ……/2026/BBH-HĐQT dated ……., 2026 of the Board of Directors of Thanh Thanh Cong – Bien Hoa Joint Stock Company.*

RESOLVES

Article 1. Approval of the dossier for registration of the public offering of bonds

The Board of Directors hereby approves the dossier for registration of the public offering of bonds, as set out in Appendix I attached hereto (the "Public Offering Registration Dossier"), which shall be submitted by the Company to the State Securities Commission of Vietnam ("SSC") for registration of the public offering of bonds.

Article 2. Implementation

The Board of Directors hereby assigns and authorizes Ms. Dang Huynh Uc My – Chairwoman of the Board of Directors of the Company, and/or Mr. Thai Van Chuyen – Member of the Board of Directors and CEO of the Company, and/or Ms. Nguyen

Thi Phuong Thao – Deputy General Director of the Company, acting on behalf of the Board of Directors, to determine, amend, supplement, finalize and execute the documents comprising the Public Offering Registration Dossier, as required by the State Securities Commission of Vietnam and/or as deemed necessary in light of the actual circumstances, for the purpose of completing the registration of the public offering of bonds..

Article 3. Effectiveness

This Resolution takes effect from the date of signing. The members of the Board of Directors, the Board of Management and relevant departments of Thanh Thanh Cong – Bien Hoa Joint Stock Company are responsible for organizing the implementation of the contents in this Resolution.

Recipients:
- As stated in Article 3 (for implementation);
- BOD (for reporting);
- Audit Committee (for information);
- Archived: Corporate Secretary.

FOR AND ON BEHALF OF
THE BOARD OF DIRECTORS
CHAIRLADY OF THE BOD

(Signed and stamped)

DANG HUYNH UC MY

APPENDIX I – PUBLIC OFFERING REGISTRATION DOSSIER

(Attached to the Board of Directors' Resolution No. 20a/2026/NQ-HĐQT dated 16 November 2026 of Thanh Thanh Cong – Bien Hoa Joint Stock Company)

1. Application for registration of the bond offering;
2. Prospectus for the public offering of bonds, together with the following documents:
   a. Appendix 1: Certified true copy of the Enterprise Registration Certificate;
   b. Appendix 2: Resolutions of the Board of Directors, including:

      (i) Resolution No. 20/2026/NQ-HĐQT dated 16 November 2026 of the Board of Directors of Thanh Thanh Cong – Bien Hoa Joint Stock Company approving the bond issuance plan, the plan for utilization and repayment of proceeds from the public offering of bonds, the listing of the bonds on the securities trading system and other relevant matters;

      (ii) Resolution No. 20a/2026/NQ- HĐQT dated 16 November 2026 of the Board of Directors of Thanh Thanh Cong – Bien Hoa Joint Stock Company approving the dossier for registration of the public offering of corporate bonds with a maximum total offering value at par of VND 1.000 billion;

   c. Appendix 3: The Company's Charter;
   d. Appendix 4: Audited standalone and consolidated annual financial statements for the financial year ended 30 June 2025; audited standalone and consolidated annual financial statements for the financial year ended 30 June 2026; and standalone and consolidated financial statements for the accounting period ended 30 September 2026;
   e. Appendix 5: Letter No. 471/2026/CV-TTCBH dated 16 November 2026 containing the following undertakings:
      - The Issuer is not subject to criminal prosecution and has not been convicted of any economic management-related offence for which the conviction has not been expunged, in accordance with Point e, Clause 1, Article 15 of the Law on Securities;
      - The Issuer has no overdue payable obligations outstanding for more than one (1) year, in accordance with Point b, Clause 3, Article 15 of the Law on Securities;
      - The Issuer undertakes to duly perform all of its obligations in respect of the Bonds in accordance with applicable laws and the offering documents, including: (i) compliance with the bond issuance conditions; (ii) full and timely payment of bond principal and interest; (iii) protection of the lawful rights and interests of Bondholders; and (iv) other undertakings and conditions stipulated in the offering dossier and relevant issuance documents;
   f. Appendix 6: Bondholders' Representative Agreements between the Issuer and the Bondholders' Representative, together with the following agreement appendices:

      (i) Bondholders' Representative Agreement No. 05/2026/HĐĐDNSHTP/VIETCAP-SBT dated 16 November 2026 appointing Vietcap Securities Joint Stock Company as the initial Bondholders' Representative for holders of Bond SBTC12701;

(ii) Bondholders' Representative Agreement No. 06/2026/HĐĐDNSHTP/VIETCAP-SBT dated 16 November 2026 appointing Vietcap Securities Joint Stock Company as the initial Bondholders' Representative for holders of Bond SBTC12702;

g. Appendix 7: Bond Offering Documentation Advisory and Bond Issuance Agency Agreement between the Issuer and Vietcap Securities Joint Stock Company;
h. Appendix 8: Bond Registration, Depository and Payment Support Agency Agreement between the Issuer and Vietcap Securities Joint Stock Company;

3. Letter No. 472/2026/CV-TTCBH dated 16 November 2026 undertaking to arrange for the listing of the bonds upon completion of the offering;
4. Confirmation letter issued by Viet Capital Commercial Joint Stock Bank – Head Office regarding the opening of an escrow account for receipt of subscription proceeds from the public offering of bonds;
5. Credit Rating Surveillance Report No. 85/2026/TBKQXH-SGR dated 25 September 2026 issued by Saigon Phat Thinh Ratings Joint Stock Company (Saigon Ratings);
6. Power of attorney authorizing the signing of the audited financial statements issued by Ernst & Young Vietnam Limited;
7. Power of attorney authorizing the signing of the confirmation letter on the opening of the escrow account for receipt of bond subscription proceeds issued by Viet Capital Commercial Joint Stock Bank – Head Office;
8. Power of attorney authorizing the signing of the credit rating report issued by Saigon Phat Thinh Ratings Joint Stock Company;
9. Authorization Letter No. 01/2026/GUQ-TTCBH dated 16 November 2026 issued by the Chair of the Board of Directors, who is also the Issuer's legal representative, authorizing Ms. Nguyen Thi Phuong Thao – Deputy General Director to perform tasks relating to the public offering of the Bonds;
10. Documents evidencing the use of proceeds;
11. Other explanatory and supplementary documents (if any) as may be requested by the competent state authorities.

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