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 18:00:07 +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

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

M.S.D.N: 3900244 CÔNG TY CỔ PHẦN THÀNH THÀNH - BIÊN HÒA TỈNH TÂY

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: 20/2026/NQ-HĐQT

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

RESOLUTION

(Re: Approving the plan for issuance, utilization, and debt repayment of proceeds from public bond offering, approving the listing of bonds on the securities trading system, and other related matters)

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. 17/2026/BBH-HĐQT dated 16 November 2026 of the Board of Directors of Thanh Thanh Cong – Bien Hoa Joint Stock Company.*

RESOLVES

Article 1: Approval of the public bond issuance plan of the Company

The Board of Directors approves the Company's public offering of non-convertible, non-warrant, unsecured corporate bonds denominated in Vietnamese Dong, establishing direct debt repayment obligations of the Company with a maximum total offering value at par of **VND 1.000.000.000.000 (*One trillion Vietnamese Dong*)** in 02 (two) tranches of offering ("**Bonds**") in accordance with the Public Bond Issuance Plan attached as Appendix 1 to this Resolution ("**Issuance Plan**").

Article 2: Approval of the plan for utilizing and repaying the proceeds from the Bond offerings

The Board of Directors approves the plan for utilizing and repaying the proceeds derived from the public bond offerings as set forth in the Issuance Plan.

Article 3: Approval of registration, centralized depository, and listing of the Bonds

The Board of Directors approves the registration and centralized depository of the Bonds at the Vietnam Securities Depository and Clearing Corporation ("**VSDC**") and the listing of the Bonds on the Vietnam Stock Exchange and/or any subsidiary of the Vietnam Stock Exchange where publicly issued corporate bonds are listed and/or traded ("**Stock Exchange**") following the issuance of the Bonds in accordance with the Issuance Plan and prevailing laws on securities and the securities market from time to time.

As of the date of this Resolution, the competent Stock Exchange approving the listing of the Bonds is the Hanoi Stock Exchange. In the event that the Company decides to list the Bonds on another Stock Exchange, where permitted by law, the selection of such other Stock Exchange shall be decided by the assigned/authorized person(s) pursuant to Article 4 of this Resolution.

Article 4: Implementation

The Board of Directors approves assigning and authorizing Ms. Dang Huynh Uc My – Chair of the Board of Directors of the Company, and/or Mr. Thai Van Chuyen – General Director, and/or Ms. Nguyen Thi Phuong Thao – Deputy General Director of the Company, within the scope of the approved Issuance Plan, to act on behalf of and represent the Company to:

a. Negotiate and decide on matters relating to the public offering and issuance of the Bonds, including but not limited to:
   (i) specific terms and conditions of the Bonds, offering timing, and fees relating to the offering and issuance;
   (ii) utilization of proceeds in accordance with the approved purpose and capital utilization plan, implementation methods, and arrangement of repayment sources;
   (iii) specific contents, negotiation, execution, and implementation of contracts, agreements, commitment letters, and documents relating to the Bond offering, including registration dossiers;
   (iv) amendments and adjustments to the Issuance Plan and related documents (if any), and supplementation of public offering registration dossiers as required by competent State authorities; and
   (v) detailed execution of early Bond redemption in accordance with the Bond redemption plan (including but not limited to redemption volume, timing, redemption method, price, and specific conditions).
b. Organize the implementation relating to the registration of the public Bond offering, including but not limited to:
   (i) Conducting procedures for public offering registration;
   (ii) Working with and providing explanations to the State Securities Commission, competent State authorities, and relevant entities regarding the registration dossier;

(iii) Deciding and performing other necessary tasks to successfully complete the registration and public offering of the Bonds.

c. Organize the implementation relating to the registration and the centralized depository of the Bonds at VSDC and listing of the Bonds on the trading system of the Stock Exchange; as well as partial or full deregistration, withdrawal from depository, and delisting of the Bonds ("**Registration and Listing**"), including but not limited to:

(i) Decide on and execute dossiers and documents to be submitted to competent State authorities in connection with the Registration and Listing of the Bonds in accordance with the provisions of law;

(ii) Work with and provide explanations to competent authorities and relevant entities regarding the Registration and Listing dossier and other matters related to the Registration and Listing of the Bonds;

(iii) Decide on and perform other tasks that the Company deems necessary to successfully complete the Registration and Listing of the Bonds at VSDC and the Stock Exchange. signing dossiers, liaising with competent authorities, and performing all necessary actions.

d. Certify true copies of the Company's documents and records for submission to competent State authorities and relevant organizations in performing the tasks set forth in this Article.

e. Sign requests for balance confirmation, blocking, and unblocking of the escrow account receiving Bond subscription proceeds in accordance with the law.

f. Sign, issue, and deliver notices, documents, and materials to investors and relevant organizations in connection with the Bond offerings.

g. Decide and carry out other necessary tasks and procedures to successfully offer the Bonds to the public, complete the Registration and Listing, and handle matters arising during the operational life of the Bonds.

Article 5: Effectiveness

This Resolution takes effect from the date of signing. Members of the Board of Directors, the Board of General Directors, and relevant departments of Thanh Thanh Cong – Bien Hoa Joint Stock Company are responsible for implementing the contents of this Resolution.

Recipients:
- As stated in Article 5 (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 BOND ISSUANCE PLAN OF THANH THANH CONG – BIEN HOA JOINT STOCK COMPANY

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

This Issuance Plan (the "**Issuance Plan**") serves as the basis for the public offering of non-convertible, non-warrant, unsecured bonds denominated in Vietnamese Dong, establishing direct debt repayment obligations for Thanh Thanh Cong – Bien Hoa Joint Stock Company (the "**Issuer**") in accordance with (i) Law on Securities No. 54/2019/QH14 adopted by the National Assembly on November 26, 2019, and its amending and supplementing documents (the "**Securities Law**"), (ii) 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**"), (iii) Decree No. 245/2025/NĐ-CP dated September 11, 2025 of the Government amending and supplementing Decree No. 155/2020/NĐ-CP detailing the implementation of certain articles of the Securities Law ("**Decree 245**"), (iv) 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 amending and supplementing documents ("Circular 118") with a total maximum par value of VND 1.000.000.000.000 (in words: One trillion Vietnamese Dong) in 02 (two) tranches of offering (the "**Bonds**") as presented in this Issuance Plan.

This Issuance Plan stipulates only the principal terms and conditions of the Bonds and the main contents of the offering and issuance of the Bonds. The specific terms and conditions of the Bonds and other contents of the bond offering shall be provided in the terms and conditions of the Bonds (the "Bond Terms and Conditions") and contracts, agreements, and other documents executed by or on behalf of the Issuer for the purpose of offering and issuing the Bonds.

I. INFORMATION ABOUT THE ISSUER

1. General Information About the Issuer

Vietnamese Name	Công ty Cổ phần Thành Thành Công – Biên Hòa
English Name	Thanh Thanh Cong – Bien Hoa Joint Stock Company
Enterprise Type	Listed public joint stock company
Head Office	Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province, Vietnam.
Enterprise Registration Certificate	No. 3900244389 issued by the Department of Finance of Tay Ninh Province for the first time on July 15, 1995, with the 22nd amendment on September 23, 2026.
Legal Representatives	Ms. Dang Huynh Uc My – Title: Chair of the Board of Directors Mr. Thai Van Chuyen – Title: General Director
Charter Capital	VND 9.562.454.880.000 (Nine trillion, five hundred and sixty-two billion, four hundred and fifty-four million, eight hundred and eighty thousand Vietnamese Dong)
Main Business Line	Sugar manufacturing (detail: Sugar manufacturing). Industry code: 1072.

2. Financial Position and Business Results of the Issuer

2.1 Key consolidated financial indicators of the enterprise for the 02 consecutive years prior to the issuance and up to the present time:

No.	Indicator	Unit	30/06/2025	30/06/2026	30/09/2026
I	**TOTAL ASSETS**	**VND million**	**32.679.097**	**37.798.594**	**40.801.834**
1	Short-term assets	VND million	20.054.308	23.685.999	29.402.192
1.1	Cash and cash equivalents	VND million	3.555.316	2.003.140	3.081.451
1.2	Short-term financial investments	VND million	3.547.886	7.066.187	7.662.581
1.3	Short-term receivables	VND million	9.196.731	10.203.102	15.112.877
1.4	Inventories	VND million	3.583.202	4.179.360	3.047.254
1.5	Other short-term assets	VND million	171.173	234.211	498.029
2	**Long-term assets**	**VND million**	**12.624.789**	**14.112.595**	**11.399.643**
2.1	Long-term receivables	VND million	1.718.428	2.138.387	521.815
2.2	Fixed assets	VND million	3.719.839	3.493.387	3.471.907
2.3	Investment properties	VND million	332.059	313.937	289.203
2.4	Long-term assets in progress	VND million	468.536	880.735	946.821
2.5	Long-term financial investments	VND million	5.110.824	6.044.992	4.950.879
2.6	Other long-term assets	VND million	1.275.103	1.241.157	1.219.018
II	**LIABILITIES**	**VND million**	**21.828.308**	**25.338.172**	**28.198.149**
1	**Short-term liabilities**	**VND million**	**15.549.666**	**19.236.086**	**22.438.445**
1.1	Short-term loans and finance lease liabilities	VND million	10.875.196	11.925.181	13.970.766
1.2	Short-term trade payables	VND million	1.375.567	1.164.419	1.766.656
1.3	Short-term advances from customers	VND million	573.476	1.162.646	410.435
1.4	Other short-term liabilities	VND million	2.725.427	4.983.839	6.290.588
2	**Long-term liabilities**	**VND million**	**6.278.642**	**6.102.086**	**5.759.705**
2.1	Long-term loans and finance lease liabilities	VND million	6.037.814	4.937.569	4.598.525
2.2	Long-term convertible bonds	VND million	-	988.653	987.130
2.3	Other long-term liabilities	VND million	240.828	175.864	174.049
III	**OWNERS' EQUITY**	**VND million**	**10.850.790**	**12.460.422**	**12.603.685**
1	Share capital	VND million	8.361.564	9.280.264	9.562.455

2	Undistributed profit after tax	VND million	1.046.884	1.133.685	1.284.352
3	Non-controlling interests	VND million	162.885	654.690	159.419
IV	**BUSINESS RESULTS**				
1	Net revenue from sale of goods and provision of services	VND million	28.482.166	26.732.849	7.616.151
2	Profit before tax	VND million	950.069	911.119	205.347
3	Profit after tax	VND million	834.488	846.435	154.900
4	Profit after tax attributable to shareholders of the parent	VND million	812.495	842.078	155.667
V	**KEY FINANCIAL RATIOS**				
1	Liabilities / Total Assets	Times	0,67	0,67	0,69
2	Liabilities / Owners' Equity	Times	2,01	2,03	2,24
3	Total Bond Debt (at par value) / Owners' Equity	Times	0,22	0,30	0,25
4	Return on Assets (ROA - PAT/Total Assets)	%	2,55%	2,24%	2,24%
5	Return on Equity (ROE - PAT/Owners' Equity)	%	7,69%	6,79%	6,62%
6	Current Ratio (Short-term Assets / Short-term Liabilities)	Times	1,29	1,23	1,31
7	Interest Coverage Ratio ((PBT + Interest Expense) / Interest Expense)	Times	1,62	1,59	1,54

Source: Audited consolidated financial statements for FY 2024–2025 (ended June 30, 2025); Audited consolidated financial statements for FY 2025–2026 (ended June 30, 2026); Q1 consolidated financial statements for FY 2026–2027 (ended September 30, 2026) of the Issuer.

2.2 Key standalone financial indicators of the Parent Company for the 02 consecutive financial years prior to the issuance and up to the present time:

No.	Indicator	Unit	30/06/2025	30/06/2026	30/09/2026
I	**TOTAL ASSETS**	**VND million**	**34.898.146**	**37.538.784**	**40.669.349**
1	**Short-term assets**	**VND million**	**14.258.223**	**16.857.145**	**20.315.350**
1.1	Cash and cash equivalents	VND million	2.280.657	1.250.995	1.639.388

1.2	Short-term financial investments	VND million	2.267.275	4.674.563	5.009.263
1.3	Short-term receivables	VND million	8.518.694	9.270.917	12.065.980
1.4	Inventories	VND million	1.165.499	1.617.419	1.288.812
1.5	Other short-term assets	VND million	26.097	43.250	311.906
2	**Long-term assets**	**VND million**	**20.639.923**	**20.681.639**	**20.353.999**
2.1	Long-term receivables	VND million	2.616.550	2.625.608	983.727
2.2	Fixed assets	VND million	498.135	577.741	560.011
2.3	Investment properties	VND million	124.971	120.753	119.689
2.4	Long-term assets in progress	VND million	200.277	262.550	280.156
2.5	Long-term financial investments	VND million	16.964.719	16.857.609	18.176.382
2.6	Other long-term assets	VND million	235.270	237.379	234.033
II	**LIABILITIES**	**VND million**	**18.732.352**	**20.637.148**	**23.263.709**
1	**Short-term liabilities**	**VND million**	**12.212.097**	**14.683.152**	**17.512.838**
1.1	Short-term loans and finance lease liabilities	VND million	8.515.499	9.430.973	11.628.919
1.2	Short-term trade payables	VND million	1.470.298	1.427.385	1.799.953
1.3	Short-term advances from customers	VND million	565.525	1.139.214	363.044
1.4	Other short-term liabilities	VND million	1.660.775	2.685.580	3.720.922
2	**Long-term liabilities**	**VND million**	**6.520.255**	**5.953.996**	**5.750.871**
2.1	Long-term loans and finance lease liabilities	VND million	6.509.825	4.956.844	4.754.582
2.2	Long-term convertible bonds	VND million	-	988.653	987.130
2.3	Other long-term liabilities	VND million	10.430	8.500	9.159
III	**OWNERS' EQUITY**	**VND million**	**16.165.794**	**16.901.636**	**17.405.640**
1	Share capital	VND million	8.361.564	9.280.264	9.562.455
2	Undistributed profit after tax	VND million	987.995	805.137	833.629
IV	**BUSINESS RESULTS**				
1	Net revenue from sale of goods and provision of services	VND million	17.671.733	15.799.925	4.603.787

2	Profit before tax	VND million	830.555	463.435	31.658
3	Profit after tax	VND million	817.111	459.984	28.493
4	Profit after tax attributable to shareholders of the parent	VND million	817.111	459.984	28.493
V	**KEY FINANCIAL RATIOS**				
1	**Liabilities / Total Assets**	**Times**	**0,54**	**0,55**	**0,57**
2	Liabilities / Owners' Equity	Times	1,16	1,22	1,34
3	**Total Bond Debt (at par value) / Owners' Equity**	**Times**	**0,15**	**0,22**	**0,18**
4	**Return on Assets (ROA - PAT/Total Assets)**	**%**	**2,34%**	**1,23%**	**1,20%**
5	Return on Equity (ROE - PAT/Owners' Equity)	%	5,05%	2,72%	2,71%
6	Current Ratio (Short-term Assets / Short-term Liabilities)	Times	1,17	1,15	1,16
7	Interest Coverage Ratio ((PBT + Interest Expense) / Interest Expense)	Times	1,63	1,34	1,31

Source: Audited standalone financial statements for FY 2024–2025 (ended June 30, 2025); Audited standalone financial statements for FY 2025–2026 (ended June 30, 2026); Q1 standalone financial statements for FY 2026–2027 (ended September 30, 2026) of the Issuer.
Note: ROA, ROE, and Interest Coverage Ratio in the 30/09/2026 column are calculated based on trailing 12-month (TTM) figures.

2.3. Audit Opinions on Financial Statements for the Last 02 (Two) Years and Up to the Date of Issuance of the Issuance Plan

- Auditing Firm: Ernst & Young Vietnam Limited
- Audit Opinions on Financial Statements for the Last 02 (Two) Years and Up to the Date of Issuance of the Issuance Plan

• **Audit opinion on Consolidated Financial Statements for FY 2024–2025:** "In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at June 30, 2025, and of its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements."

• **Audit opinion on Consolidated Financial Statements for FY 2025–2026:** "In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at June 30, 2026, and of its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of consolidated financial statements."

• **Audit opinion on Standalone Financial Statements for FY 2024–2025:** "In our opinion, the separate financial statements give a true and fair view, in all material respects, of the standalone

financial position of the Company as at June 30, 2025, and of its standalone results of operations and its standalone cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of separate financial statements."

- **Audit opinion on Standalone Financial Statements for FY 2025–2026:** "In our opinion, the separate financial statements give a true and fair view, in all material respects, of the standalone financial position of the Company as at June 30, 2026, and of its standalone results of operations and its standalone cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of standalone financial statements."

II. PURPOSE OF ISSUANCE AND PLAN FOR USING PROCEEDS FROM THE PUBLIC BOND OFFERING

1. Purpose of Issuance

All proceeds from the 02 (two) tranches of the public bond offering will be utilized by the Issuer to restructure its debts, specifically to repay the mature/early mature principal of the Issuer's loans at domestic credit institutions, foreign bank branches in Vietnam, and/or foreign credit institutions and foreign financial institutions.

2. Detailed Utilization Plan

The proceeds from the 02 (two) public bond offerings, estimated at a maximum of VND 1.000.000.000.000 (One trillion Vietnamese Dong), will be used by the Issuer to repay at maturity/prepay the following loans:

a. Tranche 1 – SBTC12701 Bonds

No.	Creditor Name	Description	Planned Utilization of Proceeds (VND)	Estimated Utilization Timeline
1	Viet Capital Commercial Joint Stock Bank	Principal repayment under Credit Line Agreement No. 6152600008400 dated 29/09/2026	300.000.000.000	During Q1–Q2/2027
2	Military Commercial Joint Stock Bank – Ho Chi Minh City Branch	Principal repayment under Credit Facility Agreement No. 387121.26.101.1025155.TD dated 18/03/2026	300.000.000.000	During Q1–Q2/2027
Total			**600.000.000.000**	

Detailed information on each loan is as follows:

1st loan:

- Name of Creditor: Viet Capital Commercial Joint Stock Bank.
- Relationship of Creditor with the Issuer and Related Persons of the Issuer:
  + Relationship with the Issuer: None.
  + Relationship with Related Persons of the Issuer: None.
- Agreement: Credit Line Agreement No. 6152600008400 dated September 29, 2026.
- Agreement Value: Credit line limit of VND 600.000.000.000 (Six hundred billion Vietnamese Dong).

- Interest Rate: As stipulated in the debt acknowledgment receipts/promissory notes/drawdown requests.
- Loan Tenor: Credit line maintenance term of 36 months from September 29, 2026; term of each loan drawdown shall not exceed 06 months.
- Loan Purpose: Supplementing working capital for the Issuer's production and business operations.
- Total Principal Balance as of October 30, 2026: VND 587.890.453.225 (Five hundred and eighty-seven billion, eight hundred and ninety million, four hundred and fifty-three thousand, two hundred and twenty-five Vietnamese Dong).
- Planned Utilization from the Offering: VND 300.000.000.000 (Three hundred billion Vietnamese Dong).
- Estimated Utilization Timeline: Q1–Q2/2027.

2nd loan:

- Name of Creditor: Military Commercial Joint Stock Bank – Ho Chi Minh City Branch.
  + Relationship of Creditor with the Issuer and Related Persons of the Issuer:
  + Relationship with the Issuer: None.
- Relationship with Related Persons of the Issuer: None.
- Agreement: Credit Facility Agreement No. 387121.26.101.1025155.TD dated March 18, 2026.
- Agreement Value: Credit line limit of VND 970.000.000.000 (Nine hundred and seventy billion Vietnamese Dong).
- Interest Rate: As stipulated in the debt acknowledgment receipts/promissory notes/drawdown requests.
- Loan Tenor: Credit line maintenance term until March 16, 2027; term of each loan drawdown is 06 months.
- Loan Purpose: Serving sugarcane and sugar-related production and business activities of the Issuer.
- Total Principal Balance as of October 30, 2026: VND 829.132.724.046 (Eight hundred and twenty-nine billion, one hundred and thirty-two million, seven hundred and twenty-four thousand, and forty-six Vietnamese Dong).
- Planned Utilization from the Offering: VND 300.000.000.000 (Three hundred billion Vietnamese Dong).
- Estimated Utilization Timeline: Q1–Q2/2027.

b. Tranche 2 – SBTC12702 Bonds

Repay loans under the Syndicated Facility Agreement dated July 24, 2026 between the Issuer and 14 foreign credit institutions and foreign financial institutions through the Facility Agent, First Commercial Bank, Offshore Banking Branch.

Name of Creditors: Syndicate of 14 foreign credit institutions and foreign financial institutions:

No.	Name of Financial Institution / Credit Institution
1	First Commercial Bank, Offshore Banking Branch
2	Hua Nan Commercial Bank, Ltd., Offshore Banking Branch
3	Taiwan Cooperative Bank, Offshore Banking Branch

4	Taiwan Business Bank, Ltd. Hong Kong Branch (incorporated in Taiwan with limited liability)
5	Chang Hwa Commercial Bank, Ltd. Offshore Banking Branch
6	The Export-Import Bank of the Republic of China
7	Mega International Commercial Bank Co., Ltd
8	Bank of Panhsin
9	Taiwan Shin Kong Commercial Bank Co., Ltd., Hong Kong Branch
10	Land Bank of Taiwan Co., Ltd., Hong Kong Branch (incorporated in Taiwan with limited liability)
11	Bank of Taiwan, Hong Kong Branch (incorporated in Taiwan with limited liability)
12	Cota Commercial Bank, Ltd
13	FCBL Capital International (B.V.I) Ltd
14	Taichung Commercial Bank Co., Limited Labuan Branch

- Relationship of Creditors with the Issuer and Related Persons of the Issuer:
  + Relationship with the Issuer: None.
  + Relationship with Related Persons of the Issuer: None.
- Agreement: Syndicated Facility Agreement dated July 24, 2026.
- Agreement Value: Maximum USD 195.000.000 (One hundred and ninety-five million United States Dollars).
- Interest Rate: Term SOFR + 2.00% per annum. Wherein: Term SOFR is the term reference interest rate in USD (01 month or 03 months, corresponding to the interest period selected by the Issuer). This reference rate is derived from the Secured Overnight Financing Rate (SOFR) administered by the Federal Reserve Bank of New York and published by CME Group.
- Loan Tenor: 360 days from the first utilization date.
- Loan Purpose: Supplementing working capital for the Issuer's business operations.
- Total Principal Balance as of October 30, 2026: USD 195.000.000 (One hundred and ninety-five million United States Dollars).
- Planned Utilization from the Offering: VND 400.000.000.000 (Four hundred billion Vietnamese Dong).
- Estimated Utilization Timeline: Q2 – Q3/2027.

c. Principles of Proceeds Utilization

- Proceeds from each Tranche shall only be used to repay the loans listed under that respective Tranche.
- The repayment amount allocated to each loan specified in Section II.2 is an estimated figure. At the time of payment, based on the actual outstanding principal balance and the payment conditions of the corresponding credit agreement, the Issuer is entitled to decide the amount of proceeds from each Tranche to be used for repaying the loans listed under that Tranche, provided that such amount does not exceed the outstanding principal balance of the loan at the time of payment. The remaining outstanding principal balance (if any) shall be paid by the Issuer using other lawful funding sources. The determination of the aforementioned payment amounts shall not alter the purpose of utilizing proceeds for debt restructuring.

- With respect to Tranche 2 (SBTC12702 Bonds), since the facility agreement between the Issuer and the foreign lenders is denominated in USD, in order to mitigate foreign exchange risks, the Issuer has entered into a Foreign Exchange Swap Agreement with Vietnam Maritime Commercial Joint Stock Bank ("MSB"). Accordingly, the Issuer will transfer the proceeds of VND 400.000.000.000 (Four hundred billion Vietnamese Dong) raised from Tranche 2 into the VND receiving account specified under the Foreign Exchange Swap Agreement between the Issuer and MSB. Upon the Issuer's fulfillment of the aforementioned payment obligation, MSB will automatically debit USD from the payment account specified under the Foreign Exchange Swap Agreement to purchase foreign currency and settle the loan at First Commercial Bank, Offshore Banking Branch – the Facility Agent.
- The Board of Directors authorizes the Chair of the Board of Directors, or the General Director, or Ms. Nguyen Thi Phuong Thao – Deputy General Director of the Issuer to decide on the specific loans, amounts, and payment dates in accordance with the aforementioned principles; the detailed list and updated outstanding balances of the loans will be presented in the Prospectus.
- Capital Utilization Schedule: Proceeds from each Tranche will be utilized immediately after the completion of each respective Tranche. For promissory notes/drawdowns that fall due before the Issuer completes the Offering Tranche, resulting in the Issuer having already repaid a portion of the principal of the aforementioned credit agreements using other funding sources, the Issuer will adjust the amount used to repay the creditors (as listed above) accordingly to align with the actual situation.
- In case of insufficient proceeds: In the event that the proceeds raised from the Offering are insufficient to cover all planned purposes, the Issuer may utilize and arrange alternative lawful funding sources such as: the enterprise's own capital or borrowings from credit institutions in compliance with the law to ensure and meet business operation needs to the maximum extent, based on ensuring balanced financial resource management and safe, effective capital utilization by the Issuer.

III. EXPLANATION OF COMPLIANCE WITH CONDITIONS FOR PUBLIC BOND OFFERING

1. Legal Basis

- Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of Vietnam on June 17, 2020 and legal normative documents guiding, amending, supplementing, or replacing it (the "**Enterprise Law**");
- Law on Securities No. 54/2019/QH14 passed by the National Assembly of Vietnam on November 26, 2019 and legal normative documents guiding, amending, supplementing, or replacing it (the "**Securities Law**");
- 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**");
- 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**");
- 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 legal normative documents amending, supplementing, or replacing it ("**Circular 118**");
- Relevant legal normative documents;
- The Charter and internal regulations of the Issuer.

2. Compliance with Conditions for Public Bond Offering by the Issuer

The Issuer satisfies the conditions for offering bonds to the public as prescribed in Clause 3, Article 15 of the Securities Law, Article 19 of Decree 155, Article 28 of Decree 155, and Article 1 of Decree 245, specifically as follows:

No.	Condition	Relevant Regulation	Explanation of Compliance
1	The enterprise has contributed charter capital at the time of offering registration of VND 30 billion or more based on accounting book value.	Point a, Clause 3, Article 15 of the Securities Law	**Complied.** The actual contributed charter capital of the Issuer is VND 9.562.454.880.000, which exceeds VND 30 billion. *Basis:* *- Enterprise Registration Certificate No. 3900244389 issued by the Department of Finance of Tay Ninh Province for the first time on July 15, 1995, 22nd amendment on September 23, 2026;* *- Separate and consolidated financial statements for Q1 of FY 2026–2027 (ended September 30, 2026) of the Issuer.*
2	Business operations of the year immediately preceding the year of offering registration must be profitable, with no accumulated losses up to the year of registration; and no liabilities overdue for more than 01 year.	Point b, Clause 3, Article 15 of the Securities Law	**Complied.** - Corporate income tax after-profit under the consolidated financial statements for FY 2025–2026 (ended June 30, 2026) of the Issuer was VND 846.435.008.855, and consolidated undistributed profit after tax as of June 30, 2026 was VND 1.133.684.992.666 (no accumulated losses). - Corporate income tax after-profit under the separate financial statements for FY 2025–2026 (ended June 30, 2026) of the Issuer was VND 459.984.313.503, and separate undistributed profit after tax as of June 30, 2026 was VND 805.136.770.404 (no accumulated losses). - The Issuer has issued a written commitment confirming no liabilities overdue for more than 01 year. Basis: - Audited standalone and consolidated financial statements for the financial year ended June 30, 2026 of the Issuer.
3	Having an issuance plan and a plan for utilizing and repaying proceeds from the offering approved by the General Meeting of Shareholders, Board of Directors, Members' Council, or company owner.	Point c, Clause 3, Article 15 of the Securities Law	**Complied.** The Issuance Plan and the plan for utilizing and repaying proceeds from the offering are approved by the Board of Directors of the Issuer pursuant to this Resolution.
4	Having a commitment to fulfill the issuer's obligations to investors regarding issuance conditions, payment, assurance of legitimate rights and interests of investors, and other conditions.	Point d, Clause 3, Article 15 of the Securities Law	**Complied.** The Issuer has issued a written commitment to fulfill the Issuer's obligations to investors regarding issuance conditions, payment, assurance of legitimate rights and interests of investors, and other conditions.
5	Having a securities company advise on the public bond offering registration dossier,	Point đ, Clause 3, Article 15 of the Securities Law	**Complied.** The Issuer has selected Vietcap Securities Joint Stock Company as the advisory

	except where the issuer is a securities company.		organization for the public Bond offering registration dossier.
6	The issuer is not subject to criminal prosecution or has not been convicted of any crimes infringing upon economic management order without having criminal records expunged.	Point e, Clause 3, Article 15 & Point e, Clause 1, Article 15 of the Securities Law	**Complied.** The Issuer has issued a written commitment confirming that it is not subject to criminal prosecution and has not been convicted of any crimes infringing upon economic management order without expungement.
7	The issuer or the bonds registered for offering must be rated by an independent credit rating agency.	Clause 8, Article 1 of Decree 245	**Complied.** The Issuer has obtained an Issuer Credit Rating Report conducted by an independent credit rating agency. Basis: Credit Rating Report of Thanh Thanh Cong – Bien Hoa Joint Stock Company issued by Saigon Rating Joint Stock Company. Saigon Rating Joint Stock Company is not a related person of the Issuer.
8	The issuer must open an escrow (blocked) account to receive bond subscription monies for the offering.	Point h, Clause 3, Article 15 of the Securities Law	**Complied.** The Issuer has opened an escrow account to receive Bond subscription monies for the offering under Account No. 6157041000588 at Viet Capital Commercial Joint Stock Bank – Head Office, and this escrow account is fully disclosed in the Public Bond Offering Prospectus and the public Bond offering registration dossier.
9	The issuer has a commitment and must list the bonds on the securities trading system after the completion of the offering.	Point i, Clause 3, Article 15 of the Securities Law	**Complied.** The Board of Directors of the Issuer has issued a written commitment to list the Bonds on the securities trading system after the completion of the offering.
10	Having a Bondholder Representative as prescribed in Article 24 of Decree 155.	Point g, Clause 3, Article 15 of the Securities Law; Clause 8, Article 1 of Decree 245; Clause 3, Article 19 of Decree 155	**Complied.** The Issuer has selected Vietcap Securities Joint Stock Company as the Bondholder Representative for the bond offerings under this Issuance Plan. Vietcap Securities Joint Stock Company is not a payment guarantor of the Issuer, a holder of collateral for the Bonds, a major shareholder, or a related person of the Issuer.
11	The issuer's liabilities (including the value of bonds proposed to be issued) do not exceed 05 times the owner's equity of the issuer according to the latest audited financial statements.	Point g, Clause 3, Article 15 of the Securities Law; Clause 8, Article 1 of Decree 245; Clause 4, Article 19 of Decree 155	**Complied.** Basis: Audited consolidated financial statements for the financial year ended June 30, 2026 of the Issuer, the ratio of liabilities (including proposed bond issuance value) does not exceed 05 times the owner's equity of the Issuer, specifically: **Chỉ tiêu** | **30/06/2026** Liabilities (VND million | 25.338.172

			<table><tr><td>Owners' Equity (VND million):</td><td>12.460.422</td></tr><tr><td>Non-controlling interests (VND million):</td><td>654.690</td></tr><tr><td>Proposed bond issuance value (VND million):</td><td>1.000.000</td></tr><tr><td>Liabilities (including proposed bond issuance value) / Owners' Equity (excluding non-controlling interests) (times):</td><td>2,23</td></tr></table>
12	In case an enterprise offers bonds to the public in multiple tranches, the proposed par value of bonds issued in each tranche shall not exceed owners' equity.	Clause 8, Article 1 of Decree 245; Clause 6, Article 19 of Decree 155	**Complied.** The Issuer plans to offer the Bonds in 02 (two) tranches with the proposed issuance value per tranche being: (i) Tranche 1: maximum VND 600,000,000,000, and (ii) Tranche 2: maximum VND 400,000,000,000. Based on the audited financial statements for the financial year ended June 30, 2026, the Issuer's owners' equity is VND 12.460.421.910.427, which exceeds the maximum value of each individual tranche (Tranche 1: VND 600.000.000.000 and Tranche 2: VND 400.000.000.000). Basis: - Audited consolidated financial statements for the financial year ended June 30, 2026 of the Issuer
13	Having a need to mobilize capital in multiple tranches consistent with the project or production and business plan approved by competent authorities, except where the issuer is a credit institution.	Point b, Clause 1, Article 28 of Decree 155	**Complied.** The Issuer has a need to mobilize capital in multiple tranches. The purpose of capital mobilization for each tranche is detailed in Section II of the Issuance Plan and has been approved by the Board of Directors of the Issuer pursuant to this Resolution.
14	Having an offering plan clearly specifying the volume and estimated offering timeline for each tranche.	Point c, Clause 1, Article 28 of Decree 155	**Complied.** The Issuer has an offering plan detailed in Clauses 11 and 12 of Section IV of the Issuance Plan, which clearly specifies the volume and estimated offering timeline for each tranche.

IV. BASIC TERMS AND CONDITIONS OF THE BONDS

1. **Issuer:** Thanh Thanh Cong – Bien Hoa Joint Stock Company.
2. **Bond Names:** SBTC12701 Bonds, SBTC12702 Bonds (collectively referred to as the "Bonds").
3. **Bond Type:** Non-convertible, non-warrant, unsecured corporate bonds.
4. **Nature / Ranking of the Bonds:** The Bonds constitute direct debt obligations of the Issuer. The Bonds rank pari passu in right of payment among themselves without any preference or priority of any Bond over another for any reason whatsoever.
5. **Currency of Issuance and Payment:** Vietnamese Dong (VND).
6. **Par Value of the Bonds:** VND 100.000 (One hundred thousand Vietnamese Dong) per Bond.
7. **Offering Method:** Public offering.
8. **Form of the Bonds:** Book-entry and/or electronic data, with extracts from the Bondholder Register and/or Bond Ownership Certificates issued in cases required by legal normative documents, relevant regulations of other State authorities, or in other cases stipulated in the Bond Terms and Conditions and/or the Bond Documents.
9. **Distribution Method:** Distributed through an issuing agent in accordance with specific provisions in the Prospectus. The selected issuing agent is Vietcap Securities Joint Stock Company.
10. **Offering Price:** 100% of the Par Value of the Bonds.
11. **Number of Offering Tranches, Volume, and Total Par Value of Bonds Proposed for Offering:**

No.	Offering Tranche	Bond Name	Number of Bonds Offered	Total Par Value Offered
1	Tranche 1	SBTC12701 Bonds	Maximum 6.000.000 Bonds	Maximum VND 600 billion
2	Tranche 2	SBTC12702 Bonds	Maximum 4.000.000 Bonds	Maximum VND 400 billion
Total			**Maximum 10.000.000 Bonds**	**Maximum VND 1.000 billion**

Each public offering tranche is referred to as an "Offering Tranche" and collectively as the "Offering Tranches".

12. **Offering Timeline (Estimated):**

- Tranche 1 (SBTC12701 Bonds): Estimated in Quarter I – Quarter II of 2027;
- Tranche 2 (SBTC12702 Bonds): Estimated in Quarter II – Quarter III of 2027 and after the completion of Tranche 1;

The offering period of each Offering Tranche shall not exceed 90 days. The interval between subsequent Offering Tranche and the preceding Offering Tranche shall not exceed 12 months.

13. **Issue Date (Estimated):**

- Tranche 1 (SBTC12701 Bonds): Estimated in Quarter I – Quarter II of 2027.
- Tranche 2 (SBTC12702 Bonds): Estimated in Quarter II – Quarter III of 2027 and after the completion of Tranche 1;

The specific Issue Date of each Offering Tranche shall be decided by the Chairwoman of the Board of Directors or the General Director of the Issuer and fully reported in the offering results report of each Offering Tranche submitted by the Issuer to the State Securities Commission.

14. **Place of Bond Issuance:** Head Office of the Issuer.

15. **Bond Term (Tenor):** 04 (four) years from the Issue Date of each Offering Tranche.

16. **Maturity Date:** The date falling exactly 04 (four) years from the Issue Date of each Offering Tranche.

17. **Eligible Participants in the Offering:** Domestic and foreign institutional and individual investors in accordance with the provisions of law.

18. **Bond Interest Rate:** The Bonds of the Offering Tranches shall bear interest at an interest rate (the "Interest Rate") determined as follows:

- For the first 02 (two) Interest Periods: A fixed Interest Rate of **11.8% per annum (in words: Eleven point eight percent per annum)**.
- For each subsequent Interest Period: The Interest Rate shall be a floating rate determined as the sum of **4.3% per annum (in words: Four point three percent per annum**) and the Reference Interest Rate of that Interest Period, provided that in no event shall the Interest Rate be lower than **11% per annum (in words: Eleven percent per annum).**

For clarification, the "**Reference Interest Rate**" applicable to each subsequent Interest Period (following the end of the first 02 Interest Periods) equals the arithmetic average of the savings deposit interest rates applicable to individual customers for a 12-month term, with interest paid in arrears in Vietnamese Dong, published on the official websites of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV), Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank), Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank), and Vietnam Bank for Agriculture and Rural Development (Agribank) (each a "**Reference Bank**" and collectively the "**Reference Banks**") on the relevant Interest Determination Date (as defined below).

The collection of the reference interest rates of the Reference Banks shall be conducted in accordance with the Bond Terms and Conditions and the following basic principles and sequence:

(i) On the Interest Determination Date, the Registrar, Depository and Paying Agent shall compile the Reference Interest Rates based on each quoted interest rate available on the websites of the aforementioned Reference Banks at approximately 11:00 a.m. (Vietnam time) on the Interest Determination Date.

(ii) "Interest Determination Date" means the 11th (eleventh) Business Day immediately preceding the first day of the next Interest Period, excluding the first 02 (two) Interest Periods which bear a fixed Interest Rate.

(iii) For clarification, if the Reference Interest Rate is not an integer, it shall be rounded to two decimal places according to the rule: (A) if the third decimal digit is less than 5 (five), it shall be rounded down, and (B) if the third decimal digit is greater than or equal to 5 (five), it shall be rounded up.

19. **Interest Payment Period:** Interest on the Bonds shall be paid in arrears, periodically every 06 (six) months from the respective Issue Date of each Offering Tranche.

20. **Method of Principal and Interest Payment:**

a) Principal Payment Method: Bond principal shall be paid in 01 (one) lump sum on (i) the Maturity Date, or (ii) the early redemption date of the Bonds in accordance with the Bond Terms and Conditions. If the Maturity Date is not a business day, the payment of Bond principal shall be made on the next succeeding business day.

b) Interest Payment Method: Bond interest shall be paid periodically on (i) the last day of each Interest Period; and (ii) the Maturity Date or the early redemption date of the Bonds in accordance with the Bond Terms and Conditions.

21. **Early Redemption of Bonds:** The Issuer shall redeem the Bonds prior to maturity in the following cases:

a. Mandatory Early Redemption Upon Occurrence of an Event of Default: Upon the occurrence of any Event of Default that continues and is not remedied by the Issuer within the grace period stipulated in Condition 9.1 of the Bond Terms and Conditions,

the Issuer is obligated to redeem the Bonds in cash at the price and in the manner stipulated in Condition 9.2 of the Bond Terms and Conditions.

b. Early Redemption of Bonds After Listing: Once the Bonds are registered and deposited at VSDC and listed on the trading system of the Stock Exchange, the redemption of the Bonds shall be carried out in accordance with the Bond Terms and Conditions (to the extent not contrary to relevant laws, regulations of VSDC, and the Stock Exchange), as well as relevant legal regulations and rules of VSDC and the Stock Exchange in effect at that time.

c. Early Redemption at the Request of the Issuer (Issuer's Call Option): The Issuer is entitled to offer to redeem part or all of the Bonds prior to maturity at any time from the Issue Date, and Bondholders have the right (but not the obligation) to sell back the Bonds pursuant to such offer at a redemption price equal to the par value plus accrued and unpaid interest on such Bonds up to the early redemption date. In the event of an early redemption request, the Issuer must send an early redemption notice to the Bondholders at least 90 (ninety) days prior to the proposed early redemption date. Procedures, methods, and sequences for early redemption at the Issuer's request are specifically stipulated in the Bond Terms and Conditions.

d. Early Redemption at the Request of Bondholders (Bondholders' Put Option): Bondholders have the right (but not the obligation) to require the Issuer to redeem their Bonds prior to maturity, and the Issuer is obligated to redeem the Bonds upon such request under the following terms and conditions:

A Bondholder has the right to require the Issuer to redeem all of the Bonds held by such Bondholder prior to maturity, and the Issuer commits to redeem upon the Bondholder's request on the date falling exactly 36 (thirty-six) months from the Issue Date of each Offering Tranche (the "Bondholder Early Redemption Date"). The early redemption price of the Bonds shall be equal to the issued par value of the Bonds plus any accrued and unpaid Interest calculated on the principal amount of the redeemed Bonds up to (but excluding) the Bondholder Early Redemption Date.

To exercise the early redemption right, the Bondholder must send a written request in the form prescribed in the Bond Terms and Conditions (the "Redemption Request") to the Issuer and the Bondholder Representative at least 90 (ninety) days prior to the Bondholder Early Redemption Date, and the Issuer is only obligated to redeem the Bonds early for Bondholders who have submitted a valid Redemption Request.

Each Bondholder is only entitled to request the early redemption of all (100%) of the Bonds held by such Bondholder. The Issuer has no obligation to consider or approve any redemption request for a different proportion. In accordance with applicable laws and the operational regulations of VSDC, the actual number of Bonds redeemed by the Issuer from each Bondholder shall be determined based on the number of Bonds held by such Bondholder on the Record Date (as defined in the Bond Terms and Conditions).

Detailed provisions on early redemption of the Bonds are stipulated in the Bond Terms and Conditions.

22. Registration and Listing: The Bonds shall be centrally registered and deposited at VSDC and listed on the Stock Exchange after the completion of each Offering Tranche within the time limit prescribed by law.

23. Subscription for Bonds:

a. The minimum subscription volume for the Bonds is as follows:

For SBTC12701 Bonds:

- For individual investors: Minimum 100 (one hundred) Bonds; and
- For institutional investors: Minimum 1.000 (one thousand) Bonds.

For SBTC12702 Bonds:

- For individual investors: Minimum 100 (one hundred) Bonds; and
- For institutional investors: Minimum 1.000 (one thousand) Bonds.

b. In the event that the subscribed volume exceeds the volume permitted for offering, the Bonds permitted for offering shall be allocated to investors pro rata to each investor's subscribed volume. Where an investor's allocated volume is lower than the minimum subscription volume stated above, such investor shall still be deemed to have successfully subscribed for the actual volume of Bonds allocated.

24. Decisions of Bondholders:

(i) Bondholders pass decisions/resolutions within their authority regarding matters related to the Bonds by voting at a Bondholders' Meeting or by way of Written Consultation.

(ii) A decision/resolution of Bondholders on any matter other than an Excluded Matter or an Early Redemption Request Resolution shall be deemed validly passed if approved by one or more Bondholders holding Bonds representing at least (i) 65% (sixty-five percent) of the total par value of outstanding Bonds held by Bondholders attending the meeting if voted at a Bondholders' Meeting, or (ii) 65% (sixty-five percent) of the total par value of outstanding Bonds at that time if voted by way of Written Consultation of Bondholders.

(iii) An Early Redemption Request Resolution or a decision/resolution of Bondholders on any Excluded Matter shall be validly passed if approved by one or more Bondholders holding Bonds representing at least (i) 65% (sixty-five percent) of the total par value of outstanding Bonds held by Bondholders attending the meeting if voted at a Bondholders' Meeting, or (ii) 65% (sixty-five percent) of the total par value of outstanding Bonds at that time if voted by way of Written Consultation of Bondholders.

(iv) For the purpose of this condition, the following matters shall be deemed Excluded Matters:

- Changing the Maturity Date, Interest Payment Date, Interest Rate, or Interest Rate calculation formula;
- Changing the definition of Event of Default or Excluded Matter;
- Changing the Bondholder Representative;
- Changing the currency of payment under the Bonds;
- Changing the basic terms and conditions of the Bonds as prescribed by law;
- Changing the quorum requirements necessary to convene a Bondholders' Meeting; and
- Changing the approval threshold required to pass a resolution/decision of Bondholders on each matter.

For clarification, notwithstanding approval by a decision/resolution of Bondholders, except for the condition regarding the Bondholder Representative which must comply with Clause 4, Article 24 of Decree No. 155/2020/NĐ-CP, the terms and conditions of the Bonds shall be amended if and only if approved by the competent authority of the Issuer in accordance with Clause 6, Article 7 of Decree No. 155/2020/NĐ-CP.

25. Rights of Bondholders:

Bondholders shall have the following rights:

- To receive full and punctual payment of Bond principal and interest when due from the Issuer and to be assured of the exercise of attached rights (if any) in accordance with the relevant Bond Documents;
- To transfer the Bonds on the securities trading system from the date the Bonds are listed on the Stock Exchange; to use the Bonds for discounting, as collateral, for gifting, donating, bequeathing, capital contribution, swapping, exchanging, transferring bond ownership in other forms, or participating in other lawful commercial/civil/credit transactions in accordance with the Bond Documents and relevant legal regulations;

- To enjoy other rights in accordance with prevailing laws, the Bond Terms and Conditions, and the Bond Documents.

26. **Offering Dossier Advisor and Issuing Agent:** Vietcap Securities Joint Stock Company.
27. **Initial Bondholder Representative:** Vietcap Securities Joint Stock Company.
28. **Registrar, Depository and Paying Agent:** Vietcap Securities Joint Stock Company.
29. **Auditing Organization:** Ernst & Young Vietnam Limited.
30. **Escrow Account Management Bank:** Viet Capital Commercial Joint Stock Bank – Head Office.
31. **Credit Rating Agency:** Saigon Rating Joint Stock Company.
32. **Responsibilities and Obligations of Organizations and Individuals Providing Services Related to Bond Issuance:** Organizations and individuals providing services related to the Bonds have responsibilities and obligations specifically stipulated in accordance with prevailing laws and relevant Bond Documents.
33. **Other Undertakings:** As specifically stipulated in the Bond Terms and Conditions and the Bond Documents.
34. **Governing Law:** Laws of Vietnam.
35. **Amendments and Supplements:** Any amendment or supplement to this Issuance Plan (if necessary) shall be decided by the Board of Directors or the person authorized by the Board of Directors at its sole discretion based on the specific situation.
36. **Other Conditions:** Shall be specifically stipulated in the Bond Terms and Conditions and the Bond Documents for the purpose of offering the Bonds under this Issuance Plan. The Board of Directors or the person authorized by the Board of Directors shall have sole discretion to decide on other conditions based on the specific situation.

V. DEBT REPAYMENT PLAN FOR PROCEEDS FROM THE PUBLIC BOND OFFERING

1. Sources of Debt Repayment of the Issuer

- **Payment of Bond Interest:** The Issuer plans to utilize profits and cash flows generated from production and business activities (sugar, sugar-related products, agriculture, and other business segments), income from investment activities, and other lawful revenue sources to pay Bond interest to Bondholders. According to the Issuer's projected business plan, the aforementioned cash sources, after deducting operating expenses and tax obligations payable to the State, are expected to be sufficient to pay Bond interest when due.
- **Repayment of Bond Principal:** Depending on market conditions and the actual financial position at each point in time, the Issuer plans to utilize (i) profits and cash flows from business operations, revenues from investment activities, and other lawful revenue sources of the Issuer, and/or (ii) capital mobilized from other lawful sources (including but not limited to borrowings from credit institutions and issuance of securities in accordance with the law) to repay Bond principal on the Maturity Date or the early redemption date of the Bonds pursuant to the Bond Terms and Conditions.

2. Debt Repayment Plan of the Issuer

According to the Issuer's projected business plan, cash inflows from business operations and other lawful revenue sources, after deducting operating expenses and tax obligations payable to the State, are expected to be sufficient to repay maturing principal and interest obligations, including existing debts and the Bonds proposed to be offered under this Issuance Plan.

Estimated schedule for payment of Bond principal and interest:

- **Interest Period / Bond Interest Payment Term:** Each consecutive period of 06 (six) months from and including the Issue Date of each Offering Tranche up to the Maturity Date of the corresponding

Offering Tranche (or the date on which the Bonds are redeemed in full prior to maturity). Bond interest is paid in arrears, periodically once every 06 (six) months at the end of each Interest Period.

- **Bond Principal Repayment Term:** 04 (four) years from the Issue Date of each Offering Tranche. Unless redeemed prior to maturity in accordance with the Bond Terms and Conditions, the Bonds shall mature and the principal shall be repaid in a single lump sum on the Maturity Date.

Pursuant to the basic terms and conditions of the Bonds set forth in this Issuance Plan, Tranche 1 Bonds (SBTC12701 Bonds) have a maximum total par value of VND 600,000,000,000 and Tranche 2 Bonds (SBTC12702 Bonds) have a maximum total par value of VND 400,000,000,000, with a tenor of 04 (four) years from the Issue Date of each Offering Tranche. The Interest Rate is fixed at 11.8% per annum for the first 02 (two) Interest Periods; for each subsequent Interest Period, the Interest Rate is a floating rate equal to the sum of the Reference Interest Rate and a margin of 4.3% per annum, but in no event lower than 11% per annum. Bond interest is paid periodically every 06 (six) months; Bond principal is repaid in a single lump sum on the Maturity Date or the early redemption date.

Since the Interest Rate from the 3rd Interest Period onwards is determined based on the Reference Interest Rate on each Interest Determination Date, on a conservative basis, the projected Bond principal and interest payment schedule below is prepared under the following assumptions: (i) 100% of the Bonds across both Offering Tranches are fully distributed; (ii) an Interest Rate of 11.8% per annum is applied across all Interest Periods, which is higher than the minimum Interest Rate of 11% per annum applicable from the 3rd Interest Period onwards; and (iii) the Bonds remain outstanding until the Maturity Date without any early redemption.

Projected Bond Principal and Interest Payment Schedule (Unit: VND million)

Installment	Timing (from Issue Date)	Tranche 1 Interest	Tranche 1 Principal	Tranche 2 Interest	Tranche 2 Principal	Total Interest & Principal (2 Tranches)
1st Installment	Month 06	35.400	-	23.600	-	59.000
2nd Installment	Month 12	35.400	-	23.600	-	59.000
3rd Installment	Month 18	35.400	-	23.600	-	59.000
4th Installment	Month 24	35.400	-	23.600	-	59.000
5th Installment	Month 30	35.400	-	23.600	-	59.000
6th Installment	Month 36	35.400	-	23.600	-	59.000
7th Installment	Month 42	35.400	-	23.600	-	59.000
8th Installment	Month 48	35.400	600.000	23.600	400.000	1.059.000
Total		**283.200**	**600.000**	**188.800**	**400.000**	**1.472.000**

Notes:

- Timing is calculated from the Issue Date of the respective Offering Tranche. The Total column represents the combined obligations of the 02 Offering Tranches at the corresponding installment number; the actual payment date of each Tranche depends on the Issue Date of that respective Offering Tranche.

- Actual interest on each Interest Payment Date is calculated based on the actual number of days elapsed

in the Interest Period, on a 365-day year basis, and the actual Interest Rate applicable to that Interest Period in accordance with the Bond Terms and Conditions.

3. Projected Consolidated Business Results and Cash Flows from Operating Activities

Based on the Issuer's business plan and consolidated cash flow projections for the period from FY 2026–2027 to FY 2031–2032 as detailed in the table below, the Issuer is expected to generate sufficient cash resources to pay all Bond interest and principal in full throughout the tenor of the Bonds (Unit: VND million):

Indicator	FY 2026–2027	FY 2027–2028	FY 2028–2029	FY 2029–2030	FY 2030–2031	FY 2031–2032
Business Plan Projection (FY 2026–2027 to FY 2031–2032)						
Net revenue	33.203.568	36.592.145	49.759.862	60.513.498	64.070.702	67.716.915
Cost of goods sold	29.666.706	32.293.776	42.818.140	51.193.307	54.151.879	57.078.395
Gross profit	3.536.861	4.298.369	6.941.722	9.320.191	9.918.824	10.638.520
Profit before corporate income tax	1.093.354	1.674.751	3.125.033	4.821.387	4.888.789	5.415.882
Profit after corporate income tax	946.226	1.449.387	2.704.510	4.172.594	4.230.926	4.687.090
Cash Flow Projection (FY 2026–2027 to FY 2031–2032)						
Net cash flows from operating activities	-968.670	849.380	198.986	1.192.541	2.407.331	3.901.987
Net cash flows from investing activities	-1.700.376	-1.879.933	-1.911.548	-1.448.168	-3.812.792	1.157.356
Net cash flows from financing activities	1.720.454	2.721.586	2.475.755	1.555.536	1.660.048	-3.597.896
Net cash flows during the period	-948.592	1.691.033	763.193	1.299.910	254.587	1.461.447
Cash and cash equivalents at beginning of period	2.003.139	1.054.547	2.745.580	3.508.773	4.808.682	5.063.270
Cash and cash equivalents at end of period	1.054.547	2.745.580	3.508.773	4.808.682	5.063.270	6.524.717

Source: Business plan and consolidated Financial Forecasts of Issuer