CÔNG TY CP PHÁT TRIỂN NHÀ BÀ RỊA – VŨNG TÀU
BA RIA – VUNG TAU HOUSE DEVELOPMENT JSC

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ BÀ RỊA-VŨNG TÀU
Digitally signed by CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ BÀ RỊA-VŨNG TÀU
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HODECO GROUP

Số/*No*: 719 /CV-PTN

TP. Hồ Chí Minh, ngày 17 tháng 11 năm 2026
Ho Chi Minh city, November 17, 2026

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi/ *To*: - Ủy ban chứng khoán nhà nước/ *State Securities Commission*
- Sở Giao dịch Chứng khoán TP. Hồ Chí Minh/ *Ho Chi Minh Stock Exchange*
- Sở giao dịch chứng khoán Hà Nội/ *Ha Noi Stock Exchange*

1. Tên tổ chức: Công ty CP Phát triển nhà Bà Rịa – Vũng Tàu

Name of organization: *Ba Ria – Vung Tau House Development JSC*

- Mã chứng khoán/ *Stock code*: HDC

- Địa chỉ: Tầng 03 HODECO Plaza, 36 Nguyễn Thái Học, P.Tam Thắng, TP. Hồ Chí Minh

Address: 3rd floor, Hodeco Plaza, 36 Nguyen Thai Hoc street, Tam Thang ward, Ho Chi Minh city

- Điện thoại liên hệ/*Tel:* 02543 856274 - Fax: 02543 856205

- E-mail: info@hodeco.vn - Website: https://www.hodecogroup.vn/

2. Nội dung thông tin công bố: Nghị quyết HĐQT Về ngày đăng ký cuối cùng để thực hiện quyền chuyển đổi Đợt chuyển đổi 1 và thanh toán lãi Kỳ 02 của mã chứng khoán HDC425001
Content of the information disclosure: *Resolution on the the record date for exercising the conversion rights of Conversion Tranche 1 and interest payment for Period 02 of securities code HDC425001*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 17/11/2026 theo đường dẫn: https://www.hodecogroup.vn ⇨ Quan hệ cổ đông ⇨ Nghị quyết HĐQT Về ngày đăng ký cuối cùng để thực hiện quyền chuyển đổi Đợt chuyển đổi 1 và thanh toán lãi Kỳ 02 của mã chứng khoán HDC425001

This information was disclosure on company's portal on date 17/11/2026 availableat: https://www.hodecogroup.vn ⇨ Shareholder ⇨ Information Disclosure ⇨ Resolution on the the record date for exercising the conversion rights of Conversion Tranche 1 and interest payment for Period 02 of securities code HDC425001

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.

Nơi nhận/*Receipts*:
- Như trên/*As above*;
- Lưu/*Archived*.

CHỦ TỊCH HĐQT
CHAIRMAN OF THE BOD

CÔNG TY CP PHÁT TRIỂN NHÀ BÀ RỊA-VŨNG TÀU * HODECO MSDN:3500444601 * P.TAM THẮNG, TP HỒ CHÍ MINH

Đoàn Hữu Thuận

BA RIA – VUNG TAU
HOUSE DEVELOPMENT JSC

HODECO GROUP

No: 103/NQ-HĐQT

THE SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

Ho Chi Minh city, November 17, 2026

RESOLUTION

(Re: The record date for exercising the conversion rights of Conversion Tranche 1 and interest payment for Period 02 of securities code HDC425001)

THE BOARD OF DIRECTORS
BA RIA - VUNG TAU HOUSE DEVELOPMENT JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 (as amended and supplemented from time to time) and its guiding implementation documents ("**Law on Enterprises**");*
- *Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019 (as amended and supplemented from time to time) and its guiding implementation documents ("**Law on Securities**");*
- *Pursuant to Government Decree No. 155/2020/NĐ-CP dated December 31, 2020 elaborating on a number of articles of the Law on Securities and its amending and supplementing documents ("**Decree 155**");*
- *Pursuant to the Charter on Organization and Operation of Ba Ria - Vung Tau House Development Joint Stock Company ("**Charter**");*
- *Pursuant to the Annual General Meeting of Shareholders Resolution No. 57/NQ-DHDCD dated May 26, 2025 of Ba Ria - Vung Tau House Development Joint Stock Company approving the public offering plan of convertible bonds of the Company ("**Resolution 57**");;*
- *Pursuant to Board of Directors Resolution No. 90/NQ-HDQT dated Sept 10, 2025 approving the detailed issuance plan and capital utilization plan for the 2025 public offering of convertible bonds ("**Resolution** 90");*
- *Pursuant to the Minutes of the Board of Directors Meeting dated 17/11/2026.*

RESOLVES:

Article 1. To approve the record date for exercising the conversion rights of Conversion Tranche 1 for convertible bonds HDC425001 into common shares and the payment of Bond interest for Period 02 as follows:

- Securities Name: Bonds of Ba Ria - Vung Tau House Development Joint Stock Company
- Bond Code: HDC425001

- Bond Type: Convertible bonds into common shares, unsecured, without warrants.
- Par Value: VND 100,000/bond
- Exchange: HNX
- Total Issued Bonds: 4,999,999 (Four million, nine hundred ninety-nine thousand, nine hundred ninety-nine) bonds.
- Issue Date: December 25, 2025
- Record Date: December 08, 2026
- Reason and Purpose:
  + Payment of Period 02 bond interest (from and including June 25, 2026 up to but excluding December 25, 2026).
  + Conversion of bonds under Conversion Tranche 1.

Specific Details:

a. Cash payment of corporate bond interest for Period 02:

- Interest rate: 10% per year (*ten percent per year*);
- Exercise ratio:

  + 01 (one) bond shall receive VND 5,013.699 (*Five thousand thirteen point six nine nine Vietnamese Dong*). The interest payable is calculated using the formula: VND 100,000 x 10% x 183 (days) / 365 (days), rounded to 3 decimal places..

  + The total actual bond interest received by each bondholder shall be rounded to the nearest whole unit (if the first decimal digit is equal to or greater than 5, the number is rounded up; if the first decimal digit is less than 5, the decimal fraction is dropped);

- Payment date: December 25, 2026.

b. Exercise of conversion rights for convertible bonds under Conversion Tranche 1:

- Conversion price: VND 10,000/share
- Conversion ratio: 1:10 (01 bond is converted into 10 common shares).
- Conversion Tranche 1: Conversion of 40% of the total bonds held
- Rounding principle and treatment of unconverted bonds or fractional bonds (if any): To ensure that the total number of bonds converted according to the ratio in Conversion Tranche 1 is a whole number and does not exceed the total conversion ratio, the number of convertible bonds for each bondholder shall be rounded down to the nearest whole unit, and all remaining bonds shall be converted in Conversion Tranche 2.
- Conversion conditions / Conversion rights: The bonds are mandatorily convertible into common shares of the Issuer at each Conversion Tranche. The number of bonds converted for each Bondholder must be a whole number.
- Cases where bond conversion is not executed: Where the conversion fails to ensure compliance with the foreign investor participation ratio in accordance with prevailing laws.

- Shares issued for conversion: Shares of Ba Ria - Vung Tau House Development Joint Stock Company (Ticker symbol: HDC).
- Share type: Common shares, freely transferable.
- Conversion date: December 25, 2026.
- After the record date, Bondholders shall not be permitted to settle/close their accounts.

Article 2. Assignment and Authorization for Implementation

The Board of Directors of Ba Ria - Vung Tau House Development Joint Stock Company delegates/assigns/authorizes the Chairman of the Board of Directors, who is concurrently the Legal Representative of the Company, or an authorized individual delegated by the Chairman of the Board of Directors from time to time, including:

- Mr. Le Viet Lien – Position: General Director; or
- Mr. Doan Huu Ha Vinh – Position: Vice Chairman cum Deputy General Director.

On behalf of and representing the Company to perform the following tasks:

- Implement, execute documents, and carry out tasks related to the bond conversion plan and interest payment set forth in Article 1 in accordance with legal regulations.
- Have full authority to decide on changing the Record Date for exercising the conversion rights and bond interest payment set forth in Article 1, in the event that such change is required by competent authorities and/or to comply with legal regulations, based on alignment with the Company's actual operations.

Article 3. Implementation Provisions

This Resolution takes effect from the date of signing. Members of the Board of Directors, the Executive Board, the Chief Accountant of Ba Ria - Vung Tau House Development Joint Stock Company, and relevant departments and individuals shall be responsible for implementing this Resolution./.

Recipients:
- *As Article 3;*
- *Archived.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

DOAN HUU THUAN