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*: 737/CV-PTN

TP. Hồ Chí Minh, ngày 25 tháng 11 năm 2026
Ho Chi Minh city, November 25, 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: Thông báo ngày đăng ký cuối cùng thực hiện quyền chuyển đổi trái phiếu HDC425001.
Content of the information disclosure: *Notice of the record date for exercising the conversion right for HDC425001 bonds*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 25/11/2026 theo đường dẫn: https://www.hodecogroup.vn ⇨Quan hệ cổ đông ⇨Thông báo ngày đăng ký cuối cùng thực hiện quyền chuyển đổi trái phiếu HDC425001.

This information was disclosure on company's portal on date 25/11/2026 availableat: https://www.hodecogroup.vn ⇨ Shareholder ⇨ Information Disclosure ⇨Notice of the record date for exercising the conversion right for HDC425001 bonds

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: 739 /TB-PTN

Re: Notice of the record date for exercising the conversion right for HDC425001 bonds

THE SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

Ho Chi Minh city, November 25 ,2026

NOTICE

(Re: The record date for exercising the conversion right for Conversion Tranche 1 of securities code HDC425001)

To: **- STATE SECURITIES COMMISSION (SSC);**
- HANOI STOCK EXCHANGE (HNX);
- VIETNAM SECURITIES DEPOSITORY AND CLEARING CORPORATION (VSDC)

Name of Securities Registrant: Ba Ria - Vung Tau House Development Joint Stock Company

Trading Name: Ba Ria - Vung Tau House Development Joint Stock Company

Head Office: 3rd Floor, Hodeco Plaza Building, No. 36 Nguyen Thai Hoc Street, Tam Thang Ward, Ho Chi Minh City.

Telephone: (0254) 3856 274 Fax: (0254) 3856 205

We hereby notify the State Securities Commission, the Hanoi Stock Exchange, and the Vietnam Securities Depository and Clearing Corporation (VSDC) of the record date for compiling the list of security holders for the following securities::

Name of securities: Bonds of Ba Ria - Vung Tau House Development Joint Stock Company

Securities code: HDC425001

Type of securities: Publicly offered corporate bonds

Trading par value: VND 100,000

Exchange: HNX

Record date: **December 15, 2026**

1. **Reason and purpose**

- Bond conversion for Conversion Tranche 1.

2. **Specific details**

Exercise of conversion right for convertible bonds – Conversion Tranche 1:

- Conversion ratio: 1:10 (01 Bond is convertible into 10 shares).
- Conversion Tranche 1: 40% of the number of Bonds held.
- Rounding plan and handling of unconverted bonds or fractional parts (if any): To ensure that the total number of Bonds converted according to the ratio in Conversion Tranche 1 is an integer and does not exceed the total conversion ratio, the number of converted Bonds of each Bondholder shall be rounded down to the nearest integer, and all remaining Bonds shall be converted in Conversion Tranche 2.

  Example: Investor A holds 1,234 HDC425001 convertible Bonds. In Conversion Tranche 1, 40% of Investor A's Bonds to be converted into ordinary shares is: 1,234 × 40% = 493.6 Bonds. Accordingly, the number of Bonds of Investor A to be converted into ordinary shares in Conversion Tranche 1 shall be: 493 Bonds.

  In Conversion Tranche 2, all remaining Bonds of Investor A, totaling: 1,234 – 493 = 741 (Bonds), shall be converted into ordinary shares.
- Period of temporary suspension of depository for convertible bonds: From December 15, 2026 to December 25, 2026.
- Conversion date: December 25, 2026
- Conversion registration period: None. This is because the Securities Registrant finalizes the list of bondholders registered at VSDC, while investors do not register to exercise their bond conversion rights via VSDC. Investors are required to mandatorily convert bonds into shares at each of the 02 conversion tranches.
- Cases where Bond conversion is not executed: Where the conversion fails to ensure the foreign ownership ratio in accordance with applicable laws.
- After the record date, Bondholders shall not be permitted to close their accounts.
- Place of implementation:
  + For deposited securities: Bondholders shall complete Bond conversion procedures at the Depository Members (DMs) where their depository accounts are opened.
  + For undeposited securities: Bondholders shall present their Citizen Identity Card and Bond Ownership Certificate to complete Bond conversion procedures at Ba Ria - Vung Tau House Development Joint Stock Company – 3rd Floor, Hodeco Plaza Building, No. 36 Nguyen Thai Hoc Street, Tam Thang Ward, Ho Chi Minh City starting from December 25, 2026, upon presentation of their Citizen Identity Card / Identity Card.

We kindly request VSDC to compile and send to our Company the list of security holders as of the aforementioned record date via VSDC's electronic communication portal.

Recipients:
- *As above;*
- *Archived.*

BA RIA - VUNG TAU HOUSE DEVELOPMENT JSC
CHAIRMAN OF THE BOD

DOAN HUU THUAN

* ***Attachments:***

- Resolution No. 57/NQ-ĐHCĐ dated May 26, 2025 of the Annual General Meeting of Shareholders of Ba Ria - Vung Tau House Development Joint Stock Company approving the public offering plan for convertible bonds of the Company;
- Resolution No. 90/NQ-HĐQT dated September 10, 2025 of the Board of Directors of the Company approving the detailed issuance plan and capital utilization plan for the 2025 public offering of convertible bonds;
- Report on the results of the public bond offering No. 670/BC-PTN dated December 29, 2025;;
- Resolution No.103/NQ-HĐQT dated 17/11/2026 of the Board of Directors approving the record date for exercising the conversion right of HDC425001 Bonds into ordinary shares.
- Decision No. 108/QĐ-HĐQT dated November 25, 2026 of the Board of Directors approving the adjustment of the record date for exercising the conversion right for Conversion Tranche 1 of securities code HDC425001.