MINISTRY OF FINANCE
STATE SECURITIES COMMISSION

No: 50/GCN/UBCK

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Ha Noi, March 19, 2026

CERTIFICATE OF REGISTRATION FOR BOND PUBLIC OFFERING

CHAIRMAN OF THE STATE SECURITIES COMMISSION

Based on the Securities Law No. 54/2019/QH14, amended and supplemented by Law No. 56/2024/QH15(hereinafter referred to as the Securities Law);

Based on Decree No. 155/2020/NĐ-CP dated December 31, 2020, issued by the Government detailing the implementation of articles of the Securities Law, as amended and supplemented by Decree No. 245/2025/NĐ-CP;

Based on Circular No. 118/2020/TT-BTC dated December 31,2020, issued by the Minister of Finance, guiding certain aspects of securities offerings, public tenders, share buybacks, registration of public companies and delisting of public companies;

Based on Decision No. 686/QĐ-BTC dated February 28, 2025, issued by the Ministry of Finance, stipulating the functions, tasks, powers and organizational structure of the State Securities Commission;

Considering Thanh Thanh Cong - Bien Hoa Joint Stock Company's application dossier for the bond public offering;

Considering the request of the Head of the Securities Offering Management Board.

DECISION

Article 1. Issuance of the Certificate of registration for bond public offering to:

CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG – BIÊN HÒA

- Foreign abbreviation: THANH THANH CONG – BIEN HOA JOINT STOCK COMPANY;
- Abbreviation: TTC – BH;
- Head office address: Tan Loi Hamlet, Tan Phu Village, Tay Ninh Province, Vietnam;
- Business Registration Certificate No. 3900244389, initially issued by the Department of Planning and Investment of Tay Ninh Province on July 15, 1995; with the 20th amendment issued by the Department of Finance of Tay Ninh Province on November 04, 2025.
- Charter capital: 8,767,239,220,000 VND (Eight trillion, seven hundred sixty-seven billion, two hundred thirty-nine million, two hundred twenty thousand Vietnamese Dong.)

Article 2. The bonds of Thanh Thanh Cong - Bien Hoa Joint Stock Company are offered to the public according to the following terms:

1. Type of securities: Convertible bonds into common shares, unsecured bond, without warrants;
2. Face value: 100,000 VND/Bond (one hundred thousand Vietnamese dong per Bond);

3. Total number of bonds offered to the public: 9,999,995 bonds (Nine million, nine hundred ninety-nine thousand, nine hundred ninety-five bonds);
4. Total face amount of the bonds offered: VND 999,999,500,000 (Nine hundred ninety-nine billion, nine hundred ninety-nine million, five hundred thousand Vietnamese Dong);
5. Offering period: Within 90 days from the effective date of the Certificate of registration for bond public offering;
6. Distribution method: as outlined in the Prospectus.
7. Advisory Organization: Vietinbank Securities Joint Stock Company.

Article 3. Thanh Thanh Cong - Bien Hoa Joint Stock Company and the organizations and individuals related to the application dossier must comply with the provisions of Article 11a of the Securities Law and Clause 1, Article 6 of Decree No. 155/2020/ND-CP dated December 31, 2020, as amended and supplemented by Point B, Clause 3, Article 1 of Decree No. 245/2025/ND-CP dated September 11, 2025.

Article 4. The State Securities Commission shall receive and process the application dossier in accordance with Clause 2, Article 11a of the Securities Law and Point d, Clause 1, Article 6 of Decree No. 155/2020/ND-CP dated December 31, 2020, as amended and supplemented by Point b, Clause 3, Article 1of Decree No. 245/2025/ND-CP dated September 11, 2025.

Article 5. This Certificate is made in five (05) original copies (including: 01 copy issued to Thanh Thanh Cong - Bien Hoa Joint Stock Company, 02 copies retained by the State Securities Commission, 01 copy sent to the Hanoi Stock Exchange, and 01 copy sent to the Vietnam Securities Depository and Clearing Corporation) and shall take effect from the date of signing.

For and on behalf of the Chairman

Vice Chairman

(signed and sealed)

Hoang Van Thu