



REPORT

Result of the Bond Public Offering

(Pursuant to the Certificate of Registration for Bond Public Offering No. 50/GCN-UBCK issued by the Chairman of the State Securities Commission on March 19, 2026)

To: The State Securities Commission of Vietnam

I. In troduction of the Issuer

1. Full name of the Issuer: Thanh Thanh Cong – Bien Hoa Joint Stock Company
2. Abbreviation: TTC -BH
3. Registered head office address: Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province, Vietnam
4. Telephone number: (84.27) 6375 7250 Fax number: (84.27) 6383 9834
Website: <https://ttcagris.com.vn>
5. Charter capital: VND 9,280,263,750,000 (Nine trillion two hundred eighty billion two hundred sixty-three million seven hundred fifty thousand Vietnamese dong.
6. Stock code: SBT
7. Payment account information: Vietnam Joint Stock Commercial Bank for Industry and Trade – Ho Chi Minh City Branch 1
Account number: 115000111097
8. Enterprise Registration Certificate: Enterprise Registration Certificate No. 3900244389 issued by the Department of Planning and Investment of Tay Ninh Province on 15 July 1995; amended for the 21th time by the Department of Finance of Tay Ninh Province on 11 May 2026.
 - Principal business activity: Sugar manufacturing (Industry code: 1072)
 - Principal products/services: Sugar production, electricity generation; sugarcane cultivation; manufacturing and trading of sugar-based products or products using sugar by-products and waste materials, etc.
9. Establishment and operation license (if required under specialized regulations):
Not applicable

II. Bond Offering Plan

1. Bond name: Convertible Bonds of Thanh Thanh Cong – Bien Hoa Joint Stock Company (“Bonds”)
2. Type of bonds: Convertible bonds into common shares, unsecured, without warrants
3. Bond code: SBT426001
4. Par value: VND 100,000 per Bond (One hundred thousand Vietnamese dong per Bond).
5. Total number of Bonds offered: 9,999,995 (Nine million, nine hundred ninety-nine thousand, nine hundred ninety-five) Bonds.
6. Total value of the Bonds offered at par value: VND 999,999,500,000 (Nine hundred ninety nine billion, nine hundred ninety nine million, five hundred thousand Vietnamese



dong)

7. Offering price: VND 100,000 per Bond (One hundred thousand Vietnamese dong per Bond).
8. Coupon rate: The Bonds bear a fixed interest rate of 9.5% per annum (Nine point five percent per annum)
9. Bond tenor: 02 (two) years
10. Interest payment schedule:

Bond interest is paid every 3 (three) months, on the date falling exactly 3 (three) months (i) from the Issue Date (for the first Interest Accrual Period) or (ii) from the immediately preceding interest payment date (for subsequent Interest Accrual Periods) (the "Interest Payment Date"). If the Interest Payment Date falls on a Saturday, Sunday, or public holiday, interest payment shall be made on the next working day.

For clarity: (i) Bonds converted into common shares on the Maturity Date of the Bonds shall still accrue interest for such Interest Accrual Period; and (ii) amounts paid by investors from the payment date for subscription until (but excluding) the Issue Date shall not accrue interest.

11. Distribution method (via underwriter, issuing agent, etc.):

Distribution to shareholders holding ordinary shares by way of exercising the right to purchase convertible bonds.

All Bonds shall be distributed to investors through depository members. The Issuance Agent is VietinBank Securities Joint Stock Company ("VietinBank Securities"). Any remaining undistributed Bonds may be distributed directly by the Issuer or through the Issuance Agent and Underwriter, VietinBank Securities.

12. Subscription period:

- For shareholders holding ordinary shares: from 13 April 2026 to 5 May 2026.
- For remaining undistributed Bonds: from 5 June 2026 to 11:00 a.m. on 10 June 2026.

13. End of the offering period: 10 June 2026.

14. Expected Bond delivery date: Within 30 (thirty) Business Days from the end of the offering period

III. Bond offering result

Bond investors	Offering price (VND/Bond)	Number of Bonds offered	Number of Bonds subscribed	Number of Bonds distributed	Number of investors subscribing	Number of investors allocated	Number of investors not allocated	Remaining Bonds	Allocation ratio
1	2	3	4	5	6	7	8=6-7	9=3-5	10=5/3
1. Domestic investors	100,000	9,999,995	5,961,802	5,961,802	557	557	0	4,038,193	59.62%
2. Foreign investors, economic organizations with	100,000	9,999,995	4,009,251	4,009,251	40	40	0	5,990,744	40.09%

Bond investors	Offering price (VND/Bond)	Number of Bonds offered	Number of Bonds subscribed	Number of Bonds distributed	Number of investors subscribing	Number of investors allocated	Number of investors not allocated	Remaining Bonds	Allocation ratio
foreign investors holding more than 50% of charter capital									
Total		9,999,995	9,971,053	9,971,053	597	597	0		99.71%

- In case there is an underwriting arrangement, the results of Bond distribution to the underwriter under the underwriting agreement (quantity, price; in case of an underwriting syndicate, details of each underwriter) are as follows:

No.	Name of underwriter	Number of underwritten Bonds	Price	Total underwriting value
1	VietinBank Securities Joint Stock Company	1,000,000	VND 100,000/Bond	VND 100,000,000,000

IV. Summary of Bond offering results

- Total Bonds distributed: 9,971,053 Bonds, equivalent to 99.71% of the total number of Bonds offered.
- Total proceeds from the offering: **VND 997,105,300,000 (*)**
According to the bank confirmation, the balance of the escrow account is VND 1,067,113,267,946, detailed as follows:

Item	Description	Value (VND)
[1]	Total balance of the escrow account ([1] = [2] + [3] + [4] - [5])	1,067,113,267,946
[2]	Amount successfully subscribed and paid by investors	997,105,300,000
[3]	Bank interest	9,067,946
[4]	Amount mistakenly transferred by the Company	70,000,000,000 (**)
[5]	Transfer fee from VSDC to the escrow account (automatically deducted by VSDC when transferring the proceeds received from investors upon Bond issuance to the Issuer's escrow account)	1,100,000

(with the confirmation letter of the bank where the escrow account receiving Bond subscription payments is opened attached)

(*) Total proceeds from the Bond offering are VND 997,105,300,000. However, according to the confirmation of the bank where the escrow account is opened, the actual amount credited to the escrow account after VSDC automatically deducted the transfer fee of VND 1,100,000 is VND 997,104,200,000.

(**) The above amount arose from an inadvertent error during the Issuer's internal fund transfer process and was credited to the escrow account receiving Bond subscription payments. The Issuer confirms that this amount does not form part of the

proceeds received from investors subscribing for the Bonds and is identified as an overpaid amount, which does not affect the Bond distribution results. After the escrow account is released in accordance with regulations, the Issuer will transfer this amount to its operating account in accordance with applicable laws.

3. Total costs: **VND 2,850,420,000**
 - Offering registration fee: VND 25,000,000
 - Information disclosure newspaper publication fee: VND 4,320,000
 - Issuance advisory and Issuance Agent fee: VND 1,300,000,000
 - Underwriting fee: VND 1,520,000,000
 - Transfer fee automatically deducted by VSDC: VND 1,100,000
4. Net proceeds from the offering: **VND 994,254,880,000**

V. Capital Structure of the Issuer after the offering

Unit: million VND

Item	Before the offering (According to the consolidated financial statements for Q3 of fiscal year 2025-2026 for the period from 1 January 2026 to 31 March 2026)	After the offering (expected)
1. Total liabilities	26,263,482	27,260,587
- Short-term liabilities	18,666,583	18,666,583
- Long-term liabilities	4,726,265	4,726,265
- Outstanding bonds	2,870,634	3,867,739
2. Total equity	12,408,948	12,408,948
3. Liabilities/equity ratio	2.116	2.197



VI. Attached documents

1. Confirmation letter of Vietnam Joint Stock Commercial Bank for Industry and Trade, being the bank where the escrow account is opened, confirming the proceeds received from the offering;
2. Resolution of the Board of Directors No. 62/2026/NQ-HDQT dated 4 June 2026 of the Company approval of the registration and payment for the purchase of convertible bonds publicly offered by Thanh Thanh Cong - Bien Hoa Joint Stock Company as of May 5, 2026 and approval of the plan for handling the remaining undistributed Bonds of the offering;
3. Resolution of the Board of Directors No. 64/2026/NQ-HDQT dated 11/06/2026 of Thanh Thanh Cong - Bien Hoa Joint Stock Company approving the results of the public offering of convertible bonds of Thanh Thanh Cong - Bien Hoa Joint Stock Company.

Tay Ninh, June 11, 2026

THANH THANH CONG - BIEN HOA JOINT STOCK COMPANY
LEGAL REPRESENTATIVE
CHAIRWOMAN OF THE BOARD OF DIRECTORS

(Signed and sealed)

DANG HUYNH UC MY