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: 273/2026/CV-TTCBH	*Tp.HCM, ngày 15 tháng 07 năm 2026*
No.: 273/2026/CV-TTCBH	*HCM city, July 15, 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

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: info@ttcagris.com.vn

2. Nội dung thông tin công bố/*Contents of disclosure:*
Công văn số 9108/VSDC-ĐKTP.NV ngày 14/07/2026 về việc đăng ký trái phiếu (mã chứng khoán SBT426026)./ *Official Letter No. 9108/VSDC-ĐKTP.NV dated July 14, 2026 regarding the registration of bonds (securities code SBT426026).*
- Tên chứng khoán/ *Name of security*: Trái phiếu Công ty Cổ phần Thành Thành Công – Biên Hòa/ *Thanh Thanh Cong - Bien Hoa Joint Stock Company Bonds*
- Mã chứng khoán/ *Security code*: SBT426026
- Mã ISIN/ *ISIN code*: VNSBT4260265
- Mệnh giá/ *Par value*: 100.000 đồng
- Tổng số chứng khoán đăng ký/ *Total registered volume*: 9.971.053 Trái phiếu/ *9,971,053 bonds*
- Hình thức phát hành/ *Form of issuance*: Trái phiếu chuyển đổi phát hành ra công chúng/ *Convertible bonds issued to the public*
- Lãi suất/ *Interest rate:*: Trái phiếu có lãi suất cố định là 9,5%/năm./ *Fixed interest rate of 9.5% per annum*
- Kỳ hạn/ *Term*: 02 năm/ *02 year*
- Ngày phát hành/ *Issue date*: 10/06/2026
- Ngày đáo hạn/ *Maturity date:* 10/06/2028
- Nơi quản lý tại VSDC/ *Place of custody at VSDC*: Chi nhánh/ *Branch*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 15/07/2026 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 July 15, 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

M.S.D.N: 3900244389 C.T.C.P
CÔNG TY
CỔ PHẦN
THÀNH THÀNH CÔNG
- BIÊN HÒA
TỈNH TÂY NINH

ĐẶNG HUỲNH ỨC MY

Chủ tịch HĐQT
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, position, and seal)

VIET NAM SECURITIES DEPOSIT AND CLEARING CORPORATION	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom - Happiness**
No: 9108/VSDC-DKTP.NV Registration of Bonds (Security Code: SBT426026)	*Ha Noi, July 14, 2026*

CÔNG TY CỔ PHẦN THÀNH THÀNH CÔNG - BIÊN HÒA M.S.D.N: 3900244389 TỈNH TÂY NINH

TO: THANH THANH CONG – BIEN HOA JOINT STOCK COMPANY

Based on the initial securities registration dossier submitted by your Company, the Vietnam Securities Depository and Clearing Corporation (VSDC) hereby issues the following notice:

1. VSDC confirms the registration of the bonds and the assignment of the securities code, effective from 14/07/ 2026, with the following particulars:

- Registered organization:	**Thanh Thanh Cong – Bien Hoa Joint Stock Company**
- English name:	**Thanh Thanh Cong – Bien Hoa Joint Stock Company**
- Head office:	**Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province**
- Enterprise Registration Certificate:	No. 3900244389, first issued by the Tay Ninh Department of Finance and most recently amended for the 21st time on 11 May 2026.
- Bond name:	**Thanh Thanh Cong – Bien Hoa Joint Stock Company Bonds**
- Securities code:	SBT426026
- ISIN:	VNSBT4260265
- Par value:	100,000 VND
- Bond type:	Corporate bond
- Registered quantity:	9,971,053 bonds
- Issuance method:	Public offering of convertible bonds
- Bond term:	2 years
- Issue date:	10/06/2026
- Maturity date:	10/06/2028
- Coupon rate:	Fixed at 9.5% per annum
- Conversion:	2 Tranches

The bonds are mandatorily convertible into ordinary shares in 2 conversion tranches ("Conversion Tranches") as follows:

+ Conversion Tranche 1: Convert 30% of the total number of bonds issued into ordinary shares on the date marking the first year of the issue date.

+ Conversion Tranche 2: Convert the remaining outstanding bonds into ordinary shares on the maturity date.

To ensure that the number of bonds converted in Conversion Tranche 1 results in whole shares and does not exceed the prescribed conversion ratio, the number of shares received by each bondholder shall be rounded down to the nearest whole share. Any remaining bonds shall be converted in Conversion Tranche 2.

- Conversion Ratio:

The conversion ratio shall be determined according to the following formula:

This is a translation of the Vietnamese original issued by the Vietnam Securities Depository and Clearing Corporation (VSDC) Date July 14, 2026

$$\text{Conversion Ratio} = \frac{\text{Par Value of the Bond}}{\text{Conversion Price}}$$

Where:

+ The conversion price shall equal 75% of the average closing price over the 20 consecutive trading sessions of SBT shares immediately preceding the date on which The board of directors approves the issuance of shares upon conversion for each conversion tranche.

+ If the conversion price is lower than the par value of the shares, conversion shall only be implemented if the issuer has sufficient share premium to offset the deficit arising from issuing shares below par value.

Additional conditions:

+ The number of shares received by each bondholder upon conversion in each conversion tranche shall be rounded down to the nearest whole share.

+ Fractional shares shall be cancelled, and the issuer shall not make any cash payment or other compensation for such fractions.

- **Interest Payment:** Interest will be paid every three (03) months, on the date falling three (3) months after the Issue Date (for the first interest payment period), or on the immediately preceding interest payment date (for subsequent interest payment periods) ("Interest Payment Date"). If the Interest Payment Date falls on a Saturday, Sunday, public holiday, or Tet holiday, the interest payment will be made on the next working day.

For bonds convertible into common stock, in each conversion, accrued interest for the corresponding interest period will be paid for that period, and the amount paid by the investor from the date of payment for the bond purchase until, but excluding, the issuance date, will not accrue interest…

- **Principal Repayment:** The bonds shall be mandatorily converted into ordinary shares at the predetermined schedule for each conversion tranche. Accordingly, the issuer shall not redeem the bond principal to bondholders.

- **Registration Method:** Book-entry registration.

- Initial depository date: 15/07/2026

2. The bonds of Thanh Thanh Cong – Bien Hoa Joint Stock Company are centrally registered at VSDC in accordance with applicable regulations. The registration of the bonds at VSDC does not constitute confirmation that the bonds satisfy the listing requirements of the Stock Exchange.

3. Thanh Thanh Cong – Bien Hoa Joint Stock Company and all organizations and individuals participating in the preparation of the registration dossier shall be legally responsible for the legality, accuracy, truthfulness and completeness of the submitted documents. Organizations and individuals certifying the dossier and supporting documents shall also bear legal responsibility within the scope of their certification in accordance with applicable laws.

4. From the date the bonds are registered with VSDC, your Company shall be responsible for:

4.1 Complying with all regulations relating to securities registration and the exercise of bondholder rights at VSDC in accordance with the Securities Registration Operations

Regulations, the Regulations on Exercising Securities Holders' Rights (available at https://www.vsdc.vn, Legal Documents/Regulations section), and the service agreement executed between the parties.

4.2 Notifying VSDC of the first trading date of the bonds after the Stock Exchange approves the listing, no later than 5 days on the business day immediately preceding the first trading date, so that VSDC may update the information in its system before trading commences.

4.3 Directly handling applications for information amendments, exercising bondholder rights, adjusting the quantity of bonds, etc., with the Securities Registration Management Department – Ho Chi Minh City Branch of VSDC. Address: 7th Floor, Exchange Tower, 1 Nam Ky Khoi Nghia Street, Ben Thanh Ward, Ho Chi Minh City Telephone: (028) 39330852 Fax: (028) 39330851

4.4 Initial securities registration service fee

- Total amount: **22,000,000 VND** (In words: Twenty-two million Vietnamese Dong)

Including:

- Service fee: 20,000,000 VND
- VAT (10%): 2,000,000 VND

- Payment method: Bank transfer to Account No. **1220195861** at the Bank for Investment and Development of Vietnam (BIDV) – Ha Thanh Branch. Account name: Vietnam Securities Depository and Clearing Corporation

- Payment reference: Payment of initial securities registration service fee by Thanh Thanh Cong – Bien Hoa Joint Stock Company (Security Code: SBT426026).

- Payment deadline: No later than **23/07/2026**.

Should you have any questions, please contact VSDC (Securities Registration Management Department) at112 Hoang Quoc Viet Street, Hanoi Telephone: (024) 39747123 (Ext. 1220) Fax: (024) 39747129

FOR THE GENERAL DIRECTOR
DEPUTY GENERAL DIRECTOR

(signed and sealed)

DUONG NGOC TUAN

This is a translation of the Vietnamese original issued by the Vietnam Securities Depository and Clearing Corporation (VSDC) Date July 14, 2026