THANH THANH CONG – BIEN HOA JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Tay Ninh, 07 August 2026

NOTICE

(Re: Guidance on procedures for exercising the right to convert Bonds into shares or receive principal repayment)

To: Holders of SBT425026 Bonds

Thanh Thanh Cong – Bien Hoa Joint Stock Company (the "Company") hereby respectfully notifies the holders of SBT425026 Bonds (the "Bondholders") as follows:

I. Bondholders whose Bonds have been deposited

Bondholders shall register to exercise the right to convert or receive principal repayment of SBT425026 Bonds at the securities company where their securities depository accounts are maintained and in accordance with the instructions of such securities company.

II. Bondholders whose Bonds have not been deposited

Bondholders whose Bonds have not been deposited may exercise the right to convert SBT425026 Bonds into shares or receive principal repayment as follows:

1. Information on the conversion plan for SBT425026 Bonds

- Bond name: SBT425001 Bonds
- Bond code: SBT425026
- Bond type: Bonds convertible into ordinary shares, unsecured and without warrants.
- Par value: VND 100,000 per Bond (One hundred thousand Vietnamese dong per Bond).
- Number of Bonds issued: 4,992,969 (Four million nine hundred ninety-two thousand nine hundred sixty-nine) Bonds.
- Issue date: September 12, 2025
- Maturity date: September 12, 2026
- Conversion price: VND 16,851 per share
- Conversion ratio: 1:5.9345 (one Bond shall be converted into 5.9345 shares). Investors may register to convert part or all of the Bonds they hold.
  Subject to the following conditions:
  • The total number of shares received by a Bondholder upon conversion on the Conversion Date shall be rounded down to the nearest whole share;
  • Any resulting fractional share shall be cancelled and not issued, and the Issuer shall not be required to make any payment in respect of such fractional share.
- Conversion right: The Bonds may be converted into ordinary shares on the Conversion Date at the discretion of the Bondholder. The number of Bonds converted by each Bondholder must be a whole number.
- Cases in which Bonds are not eligible for conversion:
  At the time of conversion, the following Bonds shall not be converted into shares:
  + Bonds that are subject to a pledge shall not be converted.

+ Bonds held by a Bondholder who fails to complete the required procedures or provide the Issuer with information necessary for conversion in accordance with applicable law shall not be converted.

- Shares issued for conversion: Shares of Thanh Thanh Cong – Bien Hoa Joint Stock Company.
- Type of shares: Ordinary shares, freely transferable.
- Record date for determining the list of Bondholders entitled to exercise the conversion right: August 19, 2026
- Registration period for conversion or principal repayment: From August 24, 2026 through August 28, 2026
- Conversion Date: September 14, 2026 (as the Maturity Date of September 12, 2026 is not a business day).
- Bond principal payment date: September 14, 2026 (as the Maturity Date of September 12, 2026 is not a business day).

2. Procedures for registering conversion or principal repayment

- Registration hours for conversion or principal repayment: From 8:00 a.m. to 5:00 p.m. on business days from August 24, 2026 through August 28, 2026.
- Application dossier for conversion or principal repayment:
  (i) Original Convertible Bond Conversion Registration Form in the form prescribed by the Company
  (ii) Photocopy of the Citizen ID Card (for an individual) or Enterprise Registration Certificate (for an organization)
  (iii) Original Bond Ownership Certificate
- Method and place of registration for conversion or principal repayment: After preparing the complete dossier above, the Bondholder shall submit it in person or send it by registered mail to the address specified in Section III of this Notice.
- Bondholders who register to receive Bond principal repayment but have not completed the depository procedures for SBT425026 Bonds before August 19, 2026 should refer to the instructions on principal repayment procedures in Section II.3 of this Notice.

Note: If, after 5:00 p.m. on August 28, 2026, the Company has not received a complete conversion registration dossier as specified above, the Bondholder shall be deemed not to have exercised the conversion right. Bondholders who do not exercise the conversion right shall receive repayment of the Bond principal.

3. Bond principal repayment procedures

3.1. Bondholders who have received the Bond Ownership Certificate for SBT425026 Bonds

The Company respectfully requests Bondholders to contact the securities company where their trading accounts are maintained to complete the depository procedures for the Bonds before August 19, 2026, so that all rights and benefits relating to SBT425026 Bonds may be duly recorded and processed through the securities company's system.

3.2. Bondholders who have not received the Bond Ownership Certificate for SBT425026 Bonds

The Company respectfully requests Bondholders to contact the Company before August 12, 2026 by email at tienlt@ttcagris.com.vn or visit the Company's Representative Office at 63 Cao Thang, Ban Co Ward, Ho Chi Minh City for assistance in obtaining the Bond Ownership Certificate for SBT425026 Bonds and completing the depository procedures in accordance with applicable regulations.

If a Bondholder has not completed the depository procedures for SBT425026 Bonds before August 19, 2026, the Company respectfully requests such Bondholder to complete the following procedures to receive Bond principal repayment:

(1) Complete the notice confirming the bank account for receipt of Bond principal repayment using the form in Appendix 1 attached to this Notice, and email scanned copies of the dossier to tienlt@ttcagris.com.vn before 5:00 p.m. on September 14, 2026, so that the Company can promptly compile the information and make the Bond principal payment to the Bondholder in accordance with applicable regulations.

(2) After emailing the scanned copies to the Company, the Bondholder shall send the original dossier to the Company at the following address:

- Representative Office address: 63 Cao Thang, Ban Co Ward, Ho Chi Minh City
- Contact: Treasury Department – Thanh Thanh Cong – Bien Hoa Joint Stock Company

4. Receipt of Share Ownership Certificates

For Bondholders of SBT425026 Bonds whose Bonds have not been deposited and who have registered to convert the Bonds into shares, the Company expects to issue Share Ownership Certificates between September and October 2026.

Upon receipt of the Share Ownership Certificate, the Bondholder shall contact the securities company where its trading account is maintained to complete the procedures for depositing the shares into its securities account in accordance with applicable regulations.

III. Contact information

For further information, Bondholders may contact:

Investor Relations Department, Thanh Thanh Cong – Bien Hoa Joint Stock Company

Address: Tan Phu Commune, Tay Ninh Province, Vietnam; or

Representative Office: 63 Cao Thang, Ban Co Ward, Ho Chi Minh City, Vietnam

Telephone: (028) 39 998 811

Website: https://ttcagris.com.vn

Email: ir.info@ttcagris.com.vn

Respectfully notified./.

APPENDIX 1 – FORM OF NOTICE CONFIRMING THE BANK ACCOUNT FOR RECEIPT OF BOND PRINCIPAL REPAYMENT

(Attached to Notice No. ……/2026/CV-TTCBH dated ………………, 2026)

SOCIALIST REPUBLIC OF VIETNAM

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NOTICE CONFIRMING THE BANK ACCOUNT FOR RECEIPT OF PRINCIPAL REPAYMENT OF SBT425026 BONDS ON SEPTEMBER 14, 2026

To: Thanh Thanh Cong – Bien Hoa Joint Stock Company

Investor's full name: ....

Citizen ID No./Ownership Registration No.: .... Date of issue: .... Place of issue: ....

Address: ....

Information on securities held:

- Securities name: SBT425001 Bonds
- Bond code: SBT425026
- Quantity held: .... Bonds

Bank account information for receipt of Bond principal repayment:

- Account holder:	
- Account number:	
- Bank:	

I hereby request the Issuer to pay the principal amount of my SBT425026 Bonds due on September 14, 2026 to the bank account specified above.

I hereby certify that the information provided above is accurate and truthful, and I accept full responsibility for this information.

………………, ………………, 2026

Applicant
(Signature, full name and seal if an organization)

(*) Notes:

- *When emailing the Company: The Bondholder shall attach to this Notice a scanned copy of the Citizen ID Card/Passport/Enterprise Registration Certificate and a scanned copy of the Bond Ownership Certificate.*
- *When sending the original dossier to the Company: The Bondholder shall send the original wet-signed copy of this Notice together with a photocopy of the Citizen ID Card/Passport/Enterprise Registration Certificate and a photocopy of the Bond Ownership Certificate.*