VIETNAM SECURITIES DEPOSITORY AND CLEARING CORPORATION HO CHI MINH CITY BRANCH	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No.: 1531/TB-CNVSDC	*Ho Chi Minh City, August 10, 2026*

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

NOTICE

(On the record date for exercise of rights by securities holders)

Vietnam Securities Depository and Clearing Corporation - Ho Chi Minh City Branch (CNVSDC) hereby announces the record date for exercise of rights by the Securities Registration Organization (TCDKCK) as follows:

Name of TCDKCK	:	Thanh Thanh Cong - Bien Hoa Joint Stock Company
Securities name	:	SBT425001 Bond
Securities code	:	SBT425026
ISIN code	:	VNSBT4250266
Trading venue	:	HNX
Securities type	:	Publicly offered corporate bonds
Par value	:	100,000 VND
Term	:	01 year
Issue date	:	September 12, 2025
Maturity date	:	September 12, 2026
Interest rate	:	9.5% per annum
Record date	:	**August 19, 2026**
Reason and purpose	:	***Exercise of the right to convert the Bonds into shares or receive cash***

- Bondholders shall complete the procedures to exercise the right to convert the Bonds into shares or receive the Bond principal in the event they do not exercise the conversion right.
- Exercise ratio:
    + Conversion ratio: 1:5.9345 (01 Bond may be converted into 5.9345 shares). Investors may register to convert part or all of the Bonds they own.
    + 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 fractional share arising from the conversion shall be cancelled and not issued, and the Securities Registration Organization (TCDKCK) shall not be required to make any payment in respect of such fractional share.
    + Bond principal payment ratio: 100,000 VND/Bond (01 Bond receives 100,000 VND).
- Example: The conversion ratio is 1:5.9345 (01 Bond may be converted into 5.9345 shares). Assume Investor A owns 5 Bonds:

This is a translation of the Vietnamese original issued by the Vietnam Securities Depository and Clearing Corporation (VSDC) dated August 10, 2026

+ *Where Investor A registers to convert part of the Bonds owned:*

- Assume Investor A registers to convert 2 Bonds out of the total 5 Bonds owned. After conversion of 2 Bonds, Investor A receives: 2 × 5.9345 = 11.869 SBT shares. Under the rounding rule, Investor A receives 11 SBT shares. The fractional 0.869 share shall be cancelled and not issued and shall not be paid in cash.
- For the remaining 3 Bonds, Investor A registers to receive the Bond principal at the exercise ratio of 100,000 VND/Bond. Accordingly, the amount received by Investor A is: 3 × 100,000 = 300,000 VND.

+ *Where Investor A registers to convert all of the Bonds owned:*

Assume Investor A registers to convert all 5 Bonds owned. After conversion of 5 Bonds, Investor A receives: 5 × 5.9345 = 29.6725 SBT shares. Accordingly, under the rounding rule, Investor A shall receive 29 SBT shares. The fractional 0.6725 share shall be cancelled and not issued and shall not be paid in cash.

+ *Where Investor A registers to receive the principal of all Bonds owned:*

Assume Investor A registers to receive the principal of all 5 Bonds owned. After registering to receive the principal, the amount received by Investor A is: 5 × 100,000 = 500,000 VND.

- Conversion registration period: 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).
- Period of suspension of Bond deposits into the securities depository system: From August 19, 2026 through September 14, 2026.
- Cases where the Bonds are not eligible for conversion: At the time of conversion, the following cases shall not be eligible for conversion of the Bonds into shares:
  + Bonds that are pledged shall not be converted.
  + Bonds held by Bondholders who fail to complete the required procedures or fail to provide information to the Securities Registration Organization (TCDKCK) for conversion in accordance with applicable laws shall not be converted.
- After the record date, Bondholders shall not be permitted to close their securities accounts.
- Place of implementation:
  + For deposited securities: Bondholders shall carry out the Bond conversion procedures at the depository members where their securities custody accounts are maintained.
  + For non-deposited securities: Bondholders shall present their Citizen Identification Card and Bond Ownership Certificate to complete the Bond conversion procedures at the

Representative Office of Thanh Thanh Cong - Bien Hoa Joint Stock Company at No. 63 Cao Thang Street, Ban Co Ward, Ho Chi Minh City, from August 24, 2026 through August 28, 2026, and receive the Bond principal from September 14, 2026.

The coordination process and procedures for exercise of the above rights by securities holders among VSDC, the Securities Registration Organization (TCDKCK) and depository members are detailed in VSDC's Regulations on the Exercise of Rights by Securities Holders.

Thanh Thanh Cong - Bien Hoa Joint Stock Company and the organizations and individuals participating in the preparation of dossiers and documents for exercise of rights shall be legally responsible for the legality, accuracy, truthfulness and completeness of such dossiers; organizations and individuals participating in the confirmation of dossiers and documents shall be legally responsible, within the scope related to such dossiers and documents, in accordance with Clause 1 Article 11a of the Law on Securities No. 54/2019/QH14 dated November 26, 2019, as supplemented by Clause 4 Article 1 of Law No. 56/2024/QH15 dated November 29, 2024.

AUTHORIZED BY THE BRANCH DIRECTOR
DEPUTY HEAD OF SECURITIES REGISTRATION MANAGEMENT DEPARTMENT

(Signed and sealed)

DANG THI CAM NHUNG

Recipients:
- *Hanoi Stock Exchange (HNX);*
- *TCDKCK;*
- *Branch Director (for reporting);*
- *THPC; TTBT;*
- *LKCK, LK;*
- *Filed: VT, ĐK (9b).*

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