

Form No. 5.3 - Disclosure on Early Redemption of Bonds

**THANH THANH CONG – BIEN HOA
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness**

No.: 178 /2026/CV-TTCBH

Tây Ninh, May 21st, 2026

Re: Information Disclosure on Early

Redemption of Bonds

To: - HANOI STOCK EXCHANGE (HNX)

- BONDHOLDERS

Pursuant to Circular No. 76/2024/TT-BTC dated 06 November 2024 of the Ministry of Finance on information disclosure and reporting regime applicable to private placement and trading of corporate bonds in the domestic market and issuance of corporate bonds to the international market, Thanh Thanh Cong – Bien Hoa Joint Stock Company (the “Company” or the “Issuer”) hereby discloses information regarding the early redemption of bonds as follows:

1. Corporate Information

- Company name: Thanh Thanh Cong – Bien Hoa Joint Stock Company
- Enterprise Registration Certificate No.: 3900244389
- Date of issuance: 15 July 1995
- Place of issuance: Department of Finance of Tay Ninh Province
- Head office address: Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province, Vietnam
- Tel: (+84) 276 375 7250 Fax: (+84) 276 383 9834
- Email:
- Business type: Publicly listed company
- Business line: Sugar production
- Tax number: 3900244389

2. Details of Early Bond Redemption

- Bond code: SBT12301
- Par value: 100.000.000 đồng
- Issuance currency (for offshore issuance, if any): VND
- Issuance market (in the case of issuance of bonds to the international market): Domestic
- Redemption method: Direct purchase from Bondholders in accordance with the early redemption agreement, in compliance with Article 12 of the Bond Terms and Conditions attached to the Bond Subscription Agreement dated 23 June 2023.
- Proposed bond repurchase value (at par value): VND 200,000,000,000 (In words: Two hundred billion Vietnamese Dong)
- Terms and conditions applicable to the early bond repurchase
 - a. Bond name: Bonds of Thanh Thanh Cong – Bien Hoa Joint Stock Company (SBTH2327001)
 - b. Type of bonds: Non-convertible corporate bonds with collateral.
 - c. Currency of issuance: VND
 - d. Par value: VND 100,000,000 (In words: One hundred million Vietnamese Dong per bond)

- e. Bond tenor: 4 years from the issuance date
- f. Bond interest rate:
 - The interest rate for the first year is 12% per annum.
 - From the second year onwards: the interest rate shall be equal to the average 12-month VND savings deposit rate for individual customers, paid at maturity, quoted by four (4) banks (Vietcombank, VietinBank, BIDV, Agribank and MBBank) plus 4.5% per annum.
 - The interest rate is subject to adjustment every 3 months.
- g. Payment of interest and principal:
 - Interest payment: payable every 3 months, with payment made in arrears.
 - Principal payment: to be paid in full at par value upon maturity or upon early redemption by the Issuer.
 - In case the payment date falls on a non-business day, payment shall be made on the next business day.
- h. Form of bonds: Book-entry
- i. Issuance method: Private placement
- j. Early redemption option: The Issuer has the right to early redeem part or all of the bonds no earlier than 36 months from the issuance date.
- k. Issuance method (distribution): The bonds are distributed through the issuing agent: Shinhan Securities Vietnam Company Limited.
- l. Other terms and conditions: As specified in the Bond Issuance Disclosure documents of Thanh Thanh Cong – Bien Hoa Joint Stock Company.

- Source of funds for repurchase: proceeds from the Issuer's business and operating activities and other lawful sources in accordance with the approved issuance plan.
- Expected date of repurchase: June 26, 2026

3. Parties involved in the early bond redemption

- Issuer: Thanh Thanh Cong – Bien Hoa Joint Stock Company
- Address: Tan Loi Hamlet, Tan Phu Commune, Tay Ninh Province
- Tel: (+84) 276 375 7250 Fax: (+84) 276 383 9834

We hereby undertake to take full responsibility before the law for the accuracy, truthfulness and completeness of the information disclosed above.

PREPARED BY

(Signature, full name and title)

(signed)

NGUYỄN THỊ THANH NA
Investment Banking Specialist

**LEGAL REPRESENTATIVE
OR AUTHORIZED REPRESENTATIVE /
PERSON AUTHORIZED TO DISCLOSE
INFORMATION**

(Signature, full name and seal)

(signed and sealed)

ĐẶNG HUỲNH ÚC MY
Chairlady of the Board of Directors