

SONADEZI CORPORATION  
SONADEZI CHAU DUC  
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

No.: 365.2025/SZC-TCKT

Bien Hoa, March, 1.2 2025

Re: Information Disclosure on the Use of  
Proceeds from Bond Issuance

To:

- Ha Noi Stock Exchange;
- Bondholders.

According to Circular No. 76/2024/TT-BTC dated November 6, 2024, issued by the Ministry of Finance, providing guidelines on information disclosure and reporting on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Sonadezi Chau Duc Shareholding Company hereby submits our periodic information disclosure on the use of proceeds from bond issuance for outstanding bonds, as detailed in the attached report.

We hereby commit to taking full legal responsibility for the content, accuracy and completeness of the disclosed information above./

**Recipients:**

- As stated above;
- Archived: VT, TCKT.

**LEGAL REPRESENTATIVE  
GENERAL DIRECTOR**



**Nguyen Van Tuan**

**Attached Documents:**

1. Report on the use of proceeds from the privately placed bond issuance for outstanding bonds as of November 30, 2023 (audited).
2. Audited Financial Statements for the financial year ended 31 December 2024 (based on the capital use and disbursement progress as at 31 December 2024, on page 39 of the Notes to the Financial Statements).

Bien Hoa, March, 12. 2025

## REPORT

### Use of Proceeds from Bond Issuance

#### 1. Company Information

- Name of company: SONADEZI CHAU DUC SHAREHOLDING COMPANY
- Business Registration Certificate No.: 3600899948. Date of issuance: 26/06/2007. Issuing authority: Department of Planning & Investment in Dong Nai Province.
- Address of head office: 9th Floor, Sonadezi Building, No. 01, Street 01, Bien Hoa 1 Industrial Park, An Binh Ward, Bien Hoa City, Dong Nai Province
- Telephone: 0251 8860 788 Fax: 0251 8860 783
- Email: chauduc@sonadezichauduc.com.vn
- Type of enterprise: Joint Stock Company
- Primary business activities: Investment in the development of urban areas, industrial parks, residential areas, and golf courses. Trading and operation of infrastructure facilities. Real estate transactions, including purchase, sale, transfer, leasing, lease-purchase of real estate. Real estate brokerage, valuation, consultancy, advertising, and management. Operation of real estate transaction platform. Toll road operation and fee collection.
- Tax code: 3600899948

#### 2. Purpose of Using Proceeds from Bond Issuance

- Based on the approved bond issuance project specified in: Decision No. 816/QD-SZC-HDQT dated December 25, 2020, on the issuance of privately placed bonds issued by the Board of Directors of Sonadezi Chau Duc Shareholding Company and Decision No. 01/QD-SZC-HDQT dated January 5, 2021, amending the project of privately placed bond issuance in 2020 issued by the Board of Directors of Sonadezi Chau Duc Shareholding Company.
- Total proceeds raised from bond issuance (at face value): VND 500.000.000.000, with bond issuance details as follows:

Bond Code	Quantity	Issued Value (VND)
SZCH2126001	500 bonds	500.000.000.000



- Purpose of using proceeds: The Issuer will use the proceeds from the bond issuance to finance the land clearance of the Chau Duc Urban Area Project, including land compensation.

### 3. Use of Proceeds from the Bond Issuance and Disbursement Progress for Outstanding Bonds:

Reporting period: Annually (from January 1, 2024, to December 31, 2024)

#### 3.1. For Non-Credit Institution Bond Issuers:

No.	Purpose of using proceeds from bond	Bond Code	Actual cumulative amount of using proceeds from bond issuance as of December 31, 2023	Actual amount of using proceeds from bond issuance during the reporting period (from January 1, 2024, to December 31, 2024)	Actual cumulative amount of using proceeds from bond issuance as of December 31, 2024
			Amount (VND)	Amount (VND)	Amount (VND)
<b>I.</b>	<b>For bonds issued before the effective date of Decree No. 65/2022/ND-CP, with outstanding balance</b>				
1.	Chau Duc Urban Area Project	SZCH2126001	500.000.000.000	0	500.000.000.000
	<b>Total</b>		<b>500.000.000.000</b>	<b>0</b>	<b>500.000.000.000</b>

We hereby commit to taking full legal responsibility for the content, accuracy and completeness of the report above./.

**PREPARED BY  
DEPUTY MANAGER OF FINANCE  
& ACCOUNTING DEPARTMENT**

**Nguyen Tien Hung**

**LEGAL REPRESENTATIVE  
GENERAL DIRECTOR**



**Nguyen Van Tuan**