

SONADEZI CORPORATION  
SONADEZI CHAU DUC  
SHAREHOLDING COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

No.: 1132 .2025/SZC-TCKT

Dong Nai, August, 26 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 use of proceeds from the private bond issuance in respect of outstanding bonds for the financial period of the first six months of 2025 (audited).

Dong Nai, August, 26 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, Tran Bien Ward, Dong Nai Province
- Telephone: 0251 8860 788 Fax: 0251 8860 783
- Email: [chauduc@sonadezichauduc.com.vn](mailto: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: the first 06 months of the year (from January 1, 2025, to June 30, 2025)

#### 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, 2024	Actual amount of using proceeds from bond issuance during the reporting period (from January 1, 2025, to June 30, 2025)	Actual cumulative amount of using proceeds from bond issuance as of June 30, 2025
			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**

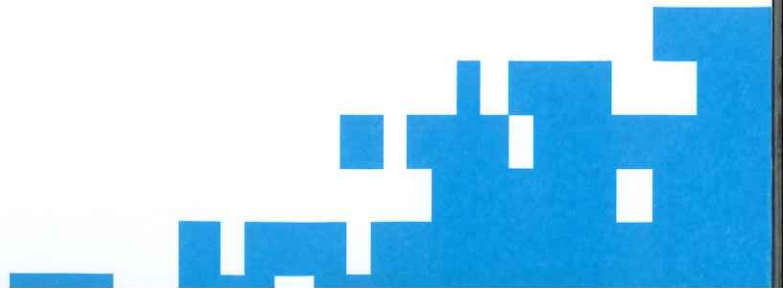
**LEGAL REPRESENTATIVE  
GENERAL DIRECTOR**



**Nguyen Van Tuan**

**SONADEZI CHAU DUC  
SHAREHOLDING COMPANY**

**REPORT ON USE OF PROCEEDS  
FROM THE PRIVATE BOND ISSUANCE  
IN RESPECT OF OUTSTANDING BONDS  
FOR THE FINANCIAL PERIOD OF  
THE FIRST SIX MONTHS OF 2025**



**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Zone,  
Tran Bien Ward, Dong Nai Province, Vietnam

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**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Zone,  
Tran Bien Ward, Dong Nai Province, Vietnam

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**MANAGEMENT'S REPORT**

Management of Sonadezi Chau Duc Shareholding Company (hereinafter referred to as "the Company") hereby presents its report on use of proceeds from the private bond issuance in respect of outstanding bonds (hereinafter referred to as "the report on use of proceeds from the bond issuance") for the financial period of the first six months of 2025.

**MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND MANAGEMENT**

Members of the Board of Directors on the date of this report include:

<u>Full name</u>	<u>Position</u>
Mr. Dinh Ngoc Thuan	Chairman
Mr. Nguyen Van Tuan	Member
Mr. Pham Anh Tuan	Member
Mr. Tran Hao Hiep	Member
Mr. Nguyen Van Luong	Member
Mr. Phan Dinh Tham	Member
Ms. Nguyen Phuong Hang	Member

Members of the Supervisory Committee on the date of this report include:

<u>Full name</u>	<u>Position</u>
Ms. Pham Thi Kim Hoa	Head
Mr. Le Duc Thuan	Member
Ms. Nguyen Thanh Huong	Member

Members of management on the date of this report include:

<u>Full name</u>	<u>Position</u>
Mr. Nguyen Van Tuan	General Director
Mr. Tran Trung Chien	Vice General Director
Mr. Nguyen Minh Tan	Vice General Director
Mr. Hoang Van Chi	Vice General Director

**AUDITOR**

The accompanying report on use of proceeds from the private bond issuance in respect of outstanding bonds for the financial period of the first six months of 2025 were audited by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

*(See the next page)*

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Zone,  
Tran Bien Ward, Dong Nai Province, Vietnam

**MANAGEMENT'S REPORT (CONTINUED)**

**RESPONSIBILITY OF MANAGEMENT**

The Company's management is responsible for preparing report on use of proceeds from the bond issuance in accordance with Decision No. 816/QD-SZC-HDQT dated 25 December 2020 of the Board of Directors regarding the private bond issuance and Decision No. 01/QD-SZC-HDQT dated 05 January 2021 of the Board of Directors amending the 2020 private bond issuance plan, along with other relevant documents and supporting evidence.

Management is responsible for ensuring that proper accounting records are properly maintained and fully documented to reasonably reflect use of proceeds from the bond issuance totaling VND 500,000,000,000, for site clearance (including land compensation) of the Chau Duc urban area project of the Company and the report on use of proceeds from the bond issuance comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam.

Management confirms that the Company has complied with the above requirements in preparing the report on use of proceeds from the bond issuance.

**STATEMENT BY MANAGEMENT**

In management's opinion, the accompanying report on use of proceeds from the bond issuance is in accordance with Decision No. 816/QD-SZC-HDQT dated 25 December 2020 of the Board of Directors regarding the private bond issuance and Decision No. 01/QD-SZC-HDQT dated 05 January 2021 of the Board of Directors amending the 2020 private bond issuance plan, and other related documents and supporting evidence, as well as Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and Circular No. 76/2024/TT-BTC dated 06 November 2024 on guiding 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 and Decree No. 65/2022/ND-CP dated 16 September 2022 on amendments to Government's Decree No. 153/2020/ND-CP dated 31 December 2020 prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, and prevailing accounting regulations related to the preparation and presentation of the report on use of proceeds from the bond issuance.

For and on behalf of management,



**Nguyen Van Tuan**  
**General Director**

*Nguyen Van Tuan*  
Dong Nai, 22 August 2025

RSM Vietnam

3A Floor, L'Mak The Signature Building  
147-147Bis Hai Ba Trung Street  
Vo Thi Sau Ward, District 3  
Ho Chi Minh City, Vietnam

T +8428 3827 5026  
contact\_hcm@rsm.com.vn

www.rsm.global/vietnam

No: 59/2025/KH-RSMHCM

## INDEPENDENT AUDITOR'S REPORT

**To: Members of the Board of Directors  
Members of management  
SONADEZI CHAU DUC SHAREHOLDING COMPANY**

We have audited the report on use of proceeds from the private bond issuance in respect of outstanding bonds (hereinafter referred to as "the report on use of proceeds from the bond issuance") for the financial period of the first six months of 2025 and notes to the report on use of proceeds from the bond issuance of Sonadezi Chau Duc Shareholding Company (hereinafter referred to as the "Company"), prepared on 22 August 2025 as set out from page 05 to page 08.

### *Management's Responsibility*

Management is responsible for the preparation and fair presentation of the report on use of proceeds from the bond issuance of the Company in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and Circular No. 76/2024/TT-BTC dated 06 November 2024 on guiding 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 and Decree No. 65/2022/NĐ-CP dated 16 September 2022 on amendments to Government's Decree No. 153/2020/NĐ-CP dated 31 December 2020 prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market as well as relevant legislation as to the preparation and presentation of the report on use of proceeds from the bond issuance and for such internal control as management determines is necessary to enable the preparation and presentation of the report on use of proceeds from the bond issuance that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on the report on use of proceeds from the bond issuance based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the report on use of proceeds from the bond issuance are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the report on use of proceeds from the bond issuance. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the report on use of proceeds from the bond issuance, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the report on use of proceeds from the bond issuance in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the report on use of proceeds from the bond issuance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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## INDEPENDENT AUDITOR'S REPORT (CONTINUE)

### Opinion

In our opinion, the accompanying report on use of proceeds from the bond issuance give a true and fair view of the report on use of proceeds from the private bond issuance in respect of outstanding bonds for the financial period of first six months of 2025 of Sonadezi Chau Duc Shareholding Company in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and Circular No. 76/2024/TT-BTC dated 06 November 2024 on guiding 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 and Decree No. 65/2022/ND-CP dated 16 September 2022 on amendments to Government's Decree No. 153/2020/ND-CP dated 31 December 2020 prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market as well as relevant legislation as to the preparation and presentation of the report on use of proceeds from the bond issuance.

### Restriction on Use of the Audit Report

Without modifying our opinion, we draw attention to Note 2.3 to the accompanying notes, which states that the report on use of proceeds from the bond issuance has been prepared solely to assist Sonadezi Chau Duc Shareholding Company in complying with its disclosure obligations regarding the use of proceeds from the private bond issuance in respect of outstanding bonds in accordance with Circular No. 76/2024/TT-BTC dated 06 November 2024 on guiding 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 and Decree No. 65/2022/ND-CP dated 16 September 2022 on amendments to Government's Decree No. 153/2020/ND-CP dated 31 December 2020 prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market. As a result, the report on use of proceeds from the bond issuance may not be suitable for another purpose.

pp **GENERAL DIRECTOR**



**Luc Thi Van**  
**Vice General Director**  
Audit Practice Registration Certificate:  
0172-2023-026-1



**Le Viet Ha**  
**Auditor**  
Audit Practice Registration Certificate:  
4732-2024-026-1

**RSM Vietnam Auditing & Consulting Company Limited**

*Ho Chi Minh City, 22 August 2025*

**REPORT ON USE OF PROCEEDS FROM THE PRIVATE BOND ISSUANCE  
IN RESPECT OF OUTSTANDING BONDS FOR THE FINANCIAL PERIOD OF THE FIRST SIX MONTHS OF 2025**

**1. GENERAL INFORMATION ABOUT THE THE PRIVATE BONDS ISSUANCE**

No.	Content	Information
1.	Bond code	SZCH2126001
2.	Term	05 years
3.	Issue date	08 January 2021
4.	Planned maturity date	08 January 2026
5.	Actual maturity date	08 January 2025
6.	Par value	VND 1,000,000,000 per bond
7.	Quantity	500 bonds
8.	Total issued value	VND 500,000,000,000
9.	Interest	- First 2 years: fixed rate of 7.7% per annum; - Remaining years: floating rate equal to the average 12-month deposit interest rate for individuals at four national commercial banks plus 2%.
10.	Method of issuance	Private issuance to fewer than 100 investors, excluding professional securities investors, via an agent.
11.	Capital utilization plan	Site clearance (including land compensation) for the Chau Duc urban area project.

**2. REPORT ON THE USE OF PROCEEDS FROM THE BOND ISSUANCE**

**2.1. Plan for the use of proceeds from the bond issuance**

Based on Decision No. 816/QĐ-SZC-HDQT dated 25 December 2020 of the Board of Directors regarding the private bond issuance and Decision No. 01/QĐ-SZC-HDQT dated 05 January 2021 of the Board of Directors amending the 2020 private bond issuance plan, through the approved plan for the use of proceeds from the private bond issuance, with the purpose of carrying out site clearance (including land compensation) for the Chau Duc urban area project.

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**REPORT ON USE OF PROCEEDS FROM THE PRIVATE BOND ISSUANCE  
IN RESPECT OF OUTSTANDING BONDS FOR THE FINANCIAL PERIOD OF THE FIRST SIX MONTHS OF 2025 (CONTINUED)**

**2.2. Use of proceeds from the bond issuance**

Reporting period: from 01 January 2025 to 30 June 2025.

No	Purpose of using proceeds from bond	Bond code	Actual cumulative amount of using proceeds from bond issuance as at 31 December 2024 VND	Actual amount of using proceeds from bond issuance during the reporting period (from 01 January 2025 to 30 June 2025) VND	Actual cumulative amount of using proceeds from bond issuance as at 30 June 2025 VND
I.	<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	-	500,000,000,000



**Nguyen Van Tuan**  
General Director

**Tran Ngoc Tong**  
Chief Accountant

**Dang Thi Thuy Hang**  
Preparer

Dong Nai, 22 August 2025

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Zone,  
Tran Bien Ward, Dong Nai Province, Vietnam

**NOTES TO REPORT ON THE USE OF PROCEEDS FROM THE PRIVATE BOND ISSUANCE  
IN RESPECT OF OUTSTANDING BONDS  
FOR THE FINANCIAL PERIOD OF THE FIRST SIX MONTHS OF 2025**

**1. CORPORATE INFORMATION**

**1.1. Structure of ownership**

Sonadezi Chau Duc Shareholding Company (hereinafter referred to as "the Company") has been incorporated in accordance with the Business Registration Certificate No. 3600899948 dated 26 June 2007 and other amended certificates thereafter with the latest one dated 04 May 2024 granted by Dong Nai's Department of Planning and Investment to increase the charter capital.

The charter capital as stipulated in the latest Business Registration Certificate is VND 1,799,858,630,000.

The Company's registered head office is at 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Zone, Tran Bien Ward, Dong Nai Province, Vietnam.

The number of employees as at 30 June 2025 was 261 (31 December 2024: 263).

**1.2. Business field**

Investment in construction and infrastructure business of industrial park, real estate business, and golf sports service business.

**1.3. Operating industry and principal activities**

The Company is principally engaged in:

- Investing in infrastructures of industrial park, industrial cluster, residential areas;
- Surveying, measuring terrain, drilling for geological exploration;
- Trading in infrastructure project;
- Activities of sports clubs;
- Trading in restaurant and hotel business (not operating at headquarter);
- Leasing buildings, offices, warehouses.

**2. BASIS OF PRESENTATION OF THE REPORT ON THE USE OF PROCEEDS FROM THE BOND ISSUANCE**

**2.1. Basis of preparation of the report on the use of proceeds from the bond issuance**

The report on the use of proceeds from the bond issuance has been prepared on a historical cost basis and in accordance with Circular No. 76/2024/TT-BTC dated 06 November 2024 issued by the Ministry of Finance, which provides guidance on the information disclosure and reporting regime for the private placement and trading of corporate bonds in the domestic market and the offering of corporate bonds in the international market, Decree No. 65/2022/ND-CP dated 16 September 2022 amending and supplementing certain provisions of Decree No. 153/2020/ND-CP dated 31 December 2020 of the Government, as well as in compliance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations related to the preparation and presentation of the report on the use of proceeds from the bond issuance.

The report on the use of proceeds from the bond issuance has been prepared on a cash basis (actual receipts and payments) and forms part of the Company's overall cash inflows and outflows.

**SONADEZI CHAU DUC SHAREHOLDING COMPANY**

Address: 9th Floor, Sonadezi Building, No. 1, Street 1, Bien Hoa 1 Industrial Zone,  
Tran Bien Ward, Dong Nai Province, Vietnam

**NOTES TO REPORT ON THE USE OF PROCEEDS FROM THE PRIVATE BOND ISSUANCE  
IN RESPECT OF OUTSTANDING BONDS  
FOR THE FINANCIAL PERIOD OF THE FIRST SIX MONTHS OF 2025 ( CONTINUED)**

**2.2. Reporting Period**

The report on the use of proceeds from the bond issuance has been prepared to reflect the use of proceeds from the private bond issuance amounting to VND 500,000,000,000 for site clearance (including land compensation) for the Chau Duc urban area project for the financial period of the first six months of 2025.

**2.3. Purpose of the report**

The report on the use of proceeds from the bond issuance has been prepared solely to assist Sonadezi Chau Duc Shareholding Company in complying with its disclosure obligations regarding the report on use of proceeds from the private bond issuance in respect of outstanding bonds in accordance with Circular No. 76/2024/TT-BTC dated 06 November 2024 on guiding 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 and Decree No. 65/2022/ND-CP dated 16 September 2022 on amendments to Government's Decree No. 153/2020/ND-CP dated 31 December 2020 prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market. As a result, the report on the use of proceeds from the bond issuance may not be suitable for another purpose.

**3. SUBSEQUENT EVENTS AFTER THE DATE OF THE REPORT ON THE USE OF PROCEEDS FROM THE BOND ISSUANCE**

No significant events have occurred from the date of the report on the use of proceeds from the bond issuance to the date of issuance of this report that would require adjustments or additional disclosures.



  
**Nguyen Van Tuan**  
General Director

  
**Tran Ngoc Tong**  
Chief Accountant

  
**Dang Thi Thuy Hang**  
Preparer

Dong Nai, 22 August 2025