

No.: 1134.2025/SZC-TCKT

Dong Nai, August, 26 2025

Re: Information Disclosure on the
Implementation of Commitments to
Bondholders

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 implementation of commitments by the issuer to bondholders as follows:

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
- 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. Reporting Period: the first 06 months of the year (from January 1, 2025, to June 30, 2025)

3. Implementation of Regulation on Information Disclosure for each Bond Code with Outstanding Balance:

| No. | Bond Code | Implementation of Periodic Information Disclosure (Compliant/ Non-compliant) | Implementation of Information Disclosure on Redemption, Swap, Conversion, or Exercise option (if any) (Compliant/ Non-compliant) | Implementation of Extraordinary Information Disclosure (Compliant/ Non-compliant) | Implementation of Other Information Disclosure (Compliant/ Non-compliant) (if any) |
|-----|-------------|--|--|---|--|
| 1 | SZCH2126001 | Compliant | Compliant | Compliant | Compliant |

- Explanation of information disclosure implementation according to regulations:

+ After the reviewed semi-annual financial statements and the audited annual financial statements are published, the Company periodically discloses information in accordance with the templates of Circular No. 76/2024/TT-BTC. The disclosed information is sent to bondholders, published on the Company's website, and also disclosed on the Hanoi Stock Exchange's bond information platform.

+ The Company complies with the information disclosure before performing a bond buyback and reports the results after the buyback according to regulations.

+ No extraordinary events requiring information disclosure occurred during the reporting period.

+ Other information related to the Company's business operation has been fully disclosed on the Company's website and through other media in accordance with regulations.

4. Implementation of Other Commitments for each Bond Code with Outstanding Balance:

The issuer discloses specific information regarding the compliance with commitments made by the issuer in the bond issuance plan and the information disclosed before the issuance:

| No. | Bond Code | Issue Date | Content | Details of content | Compliance Result |
|-----|-------------|------------|---------------------|--|-------------------|
| 1 | SZCH2126001 | 08/01/2021 | Purpose of Issuance | The Company has used the proceeds from the bond issuance properly for the land clearance of the Chau Duc urban area project (including land compensation). | Compliant |

| No. | Bond Code | Issue Date | Content | Details of content | Compliance Result |
|-----|-----------|------------|--|--|-------------------|
| | | | Collateral/Guarantee | The Company maintains the collaterals enough to cover the bond debt at all times. | Compliant |
| | | | Payment of Bond Principal and Interest | The Company has paid the bond principal and interest to investors fully and timely. | Fully; Timely |
| | | | Early Redemption Commitment | The Company has redeemed the bond according to principal repayment schedule committed by issuer. | Compliant |
| | | | Bond Conversion Commitment | Not applicable | Not applicable |
| | | | Other Issuer's Commitments | + Amending the Investment Registration Certificate for the Chau Duc urban area project. + The Company's sales revenue will be transferred to its account at Shinhan Vietnam Bank. | In Progress |

- Explanation of other commitments implementation:

+ Amendment of Investment Registration Certificate for the Chau Duc urban area project: The 3rd amended Investment Registration Certificate has been issued, extending the progress of project implementation until June 2026. The Company is continuing to submit the documents to adjust Total investment amount of the project.

+ Transferring sales revenue to the Company's account at Shinhan Vietnam Bank: The Company is continuing to transfer sales revenue to the designated account to meet the commitment, which corresponds to approximately 150% of the bond proceeds.

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.

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



Nguyen Tien Hung

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



Nguyen Van Tuan