

Dong Nai, March, 2026

No.: /2026/BC-SZC-HĐQT

REPORT

On the results of the 2024 share issuance to existing shareholders and the use of proceeds from the issuance

To: The General Meeting of Shareholders

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020;

Pursuant to the Law on Securities No. 54/2019/QH14 dated 26/11/2019;

Pursuant to Decree No. 155/2020/NĐ-CP dated 31/12/2020 of the Government detailing and guiding the implementation of a number of articles of the Law on Securities;

Pursuant to Circular No. 118/2020/TT-BTC dated 31/12/2020 of the Ministry of Finance guiding a number of contents on public offering, securities offering, public tender offer, share repurchase, registration of public company and cancellation of public company status;

Pursuant to the Charter of Sonadezi Chau Duc Shareholding Company (“Company”);

Resolution of the 2023 Annual General Meeting of Shareholders of Sonadezi Chau Duc Shareholding Company No. 04/NQ-SZC-ĐHĐCĐ dated 18/04/2023 (“Resolution of the General Meeting of Shareholders No. 04/NQ-SZC-ĐHĐCĐ”);

Pursuant to the Report on the Results of the public share offering No. 433/BC-SZC-TCKT dated 17/04/2024 of Sonadezi Chau Duc Shareholding Company;

Pursuant to Official Dispatch No. 2505/UBCK-QLCB dated 22/04/2024 of The State Securities Commission; regarding the report on the results of the additional public share offering of SZC;

Pursuant to Inspection Conclusion No. 68/KL-TT dated 28/10/2025 of the State Securities Inspectorate regarding the inspection conclusion at Sonadezi Chau Duc Shareholding Company.

The Board of Directors of Sonadezi Chau Duc Shareholding Company hereby reports to the General Meeting of Shareholders (GMS) on the results of the 2024 share issuance to existing shareholders and the use of proceeds from the issuance, as

authorized by the GMS under Resolution No. 04/NQ-SZC-ĐHĐCĐ, with the following contents:

I. Results of the 2024 additional share issuance:

Based on the report on Owner's Equity audited by RSM Vietnam Auditing and Consulting Company Limited dated 02/05/2024, the results of the 2024 share issuance are as follows:

- Name of securities: Shares of Sonadezi Chau Duc Shareholding Company
- Type of securities: Common shares
- Par value: 10,000 VND/share
- Number of issued securities: 59,985,902 shares.
- Offering price: 20,000 VND/share.
- Total amount raised: 1,199,718,040,000 VND.
- Offering closing date: 12/04/2024

II. Initial capital usage plan:

According to the capital usage plan in the Resolution of the General Meeting of Shareholders No. 04/NQ-SZC-ĐHĐCĐ dated 18/04/2023 and the Resolution of the Board of Directors No. 09/NQ-SZC-HĐQT dated 21/08/2023 on approving the implementation of the plan to offer additional shares to existing shareholders to increase the Company's charter capital, the approved purposes for capital usage are specifically as follows:

No.	Capital usage plan	Expected amount (VND)
1.	Supplementing investment capital for the construction of Chau Duc Industrial Park project, Ngai Giao Commune, Ho Chi Minh City	399,999,600,000
2.	Restructuring the Company's debts to Credit institutions and paying principal and interest on the Company's due bonds	800,000,000,000
	Total	1,199,999,600,000

III. Actual use of proceeds from the issuance:

According to the Report on the results of the public share offering No. 433/BC-SZC-TCKT dated April 17, 2024, the actual proceeds from the share issuance amounted to VND 1,199,718,040,000 (lower than the planned amount).

During the period from April 26, 2024 to June 30, 2025, the Company utilized the entire proceeds to supplement capital for projects and to settle due liabilities.

After the release of the escrow account, the proceeds were integrated into the Company's overall cash flow management to optimize capital efficiency and ensure liquidity for business operations. At all times during the period, the Company

maintained cash and cash equivalents at appropriate levels to meet its funding requirements.

The proceeds from the issuance were used as follows:.

No.	Capital usage plan	Amount used (VND)
1.	Supplementing investment capital for the construction of Chau Duc Industrial Park project, Ngai Giao Commune, Ho Chi Minh City	399,999,600,000
2.	Restructuring the Company's debts to Credit institutions and paying principal and interest on the Company's due bonds	732,288,549,234
3.	Payment of loans and items for the BOT Road 768 project	35,552,000,000
4.	Payment of items at the Chau Duc Urban Area and Golf Course project	31,877,890,766
	Total	1,199,718,040,000

The above is the report on the results of the 2024 share issuance to existing shareholders and the use of proceeds from the issuance of Sonadezi Chau Duc Shareholding Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval.

Sincerely.

Recipients:

- As above;
- Archived: Secretariat, Finance & Accounting, General Meeting of Shareholders.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**

Dinh Ngoc Thuan