

No: 2304/2026/CBTT-TDP

Hung Yen , day 23 month 04 year 2026

EXTRAORDINARY INFORMATION DISCLOSURE

To: - *The State Securities Commission;*
- *Hochiminh Stock Exchange;*
- *HaNoi Stock Exchange.*

1. Name of organization: Thuan Duc Joint Stock Company

- Stock code: TDP
- Address: Bang Ngang Hamlet, Luong Bang Commune, Hung Yen Province
- Tel.: 02213.810.705 Fax: 02213.810.706
- E-mail: info@thuanducjsc.vn

2. Contents of disclosure:

- Board of Directors' Resolution approving in full the plan for a public bond issuance;
- Decision of the Chairman of the Board of Directors on specifying the detailed terms and conditions of the TDP bonds offered to the public.

3. This information was published on the company's website on (date) 23/04/2026, as in the link: <https://thuanducjsc.vn/quan-he-co-dong/cong-bo-cong-tin>

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Attached documents:
*Documents on disclosed
information.*

PERSON AUTHORIZED TO DISCLOSE
INFORMATION

(Signature, full name, position, and seal)



BUI QUANG SY

**RESOLUTIONS OF THE BOARD OF DIRECTORS
THUANDUC JOINT STOCK COMPANY**

(Re: Approval of the full text of the plan to issue bonds to the public)

BOARD

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020, Law No. 76/2025/QH15 dated 17/06/2025 amending and supplementing a number of articles of the Law on Enterprises and guiding documents guiding the implementation;

Pursuant to the Law on Securities No. 54/2019/QH14 approved by the National Assembly on November 26, 2019 and its guiding documents ;

Pursuant to Law No. 56/2024/QH15 amending and supplementing a number of articles of the Law on Securities, the Law on Accounting, the Law on Independent Audit, the Law on the State Budget, Law on Management and Use of Public Property , Law on Tax Administration, Law on Personal Income Tax , Law on National Reserves , Law on Handling of Violations administrative regulations approved by the National Assembly on November 29, 2024 and guiding documents ;

Pursuant to the Government's Decree No. 155/2020/ND-CP dated December 31, 2020 detailing the implementation of a number of articles of the Securities Law;

Pursuant to the Government's Decree No. 245/2025/ND-CP dated September 11, 2025 amending and supplementing a number of articles of the Government's Decree No. 155/2020/ND-CP dated December 31, 2020 detailing the implementation of a number of articles of the Securities Law;

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

Pursuant to Circular No. 115/2025/TT-BTC dated December 15, 2025 of the Ministry of Finance amending and supplementing a number of articles of Circular 118/2020/TT-BTC;

Pursuant to the Charter of Thuan Duc Joint Stock Company (the "Company") (the "Charter");

Pursuant to the Resolution of the Extraordinary General Meeting of Shareholders in 2025 No. 2208/2025/NQ-ĐHĐCĐ-TDP dated 22/08/2025;

Pursuant to the Minutes of the Board of Directors Meeting of the Company No. 2204/2026/BB-HĐQT-TDP dated 22 month 04 in 2026.

RESOLUTION

Article 1. Through the entire content related to the public offering of bonds by Thuan Duc Joint Stock Company (the "Company") with a total issue value of VND 350,000,000,000 (*Three hundred and fifty billion VND*) ("**Bonds**") according to the detailed bond issuance plan ("**Issuance Plan**") attached to Appendix 1 of this Resolution.

Article 2. Approving the plan to use the capital obtained from the public offering of Bonds and stated in the Issuance Plan.

Article 3. Approving the plan to repay the capital obtained from the public offering of Bonds is attached to Appendix 2 of this Resolution.

Article 4. Through the transactions stipulated in the Bond Instruments, and the Company's conclusion, transfer and performance of all agreements, contracts and other documents relating to the Bonds to which the Company is a party, including but not limited to:

- (a) Consultancy contracts and bond issuance agents to the public;
 - (b) Bondholder representation contract;
 - (c) Contract for organization of collateral management;
 - (d) Agreements, contracts and other documents related to the Bonds; and
 - (e) Amendments, supplements, terminations, or replacements of the documents set forth in paragraphs (a) through (d) of this Article;
- (the agreements, contracts and documents set forth in this Article 4 are collectively referred to as the "**Transaction Documents**").

Article 5. Through the Company's registration of Bonds at the Vietnam Securities Depository and Clearing Corporation ("**VSDC**") and the listing of the Bonds on the Vietnam Stock Exchange and/or its subsidiary(s) where the Bonds are listed and/or centrally traded in accordance with the provisions of law ("**The Stock Exchange**") after completing the offering of Bonds under the Issuance Plan approved under this Resolution and in accordance with the provisions of relevant laws in force from time to time.

On the date of adoption of this Resolution, the Stock Exchange with the authority to list Bonds is the Hanoi Stock Exchange. In case the Company decides to list Bonds on another Stock Exchange, if permitted by law, the selection of such other Stock Exchange shall be decided by the Chairman of the Board of Directors or the General Director of the Company.

Article 6. By authorizing the Chairman of the Board of Directors or the General Director to perform the following tasks on behalf of and on behalf of the Company (the authorization and implementation must comply with the provisions of law, the Company's Charter and the Company's Internal Management Regulations):

- (a) Decide on matters related to the implementation of the issuance plan (*except for the contents of the type of bonds offered, the number of bonds of each type offered, the*

bond interest rate or the principle of determining the bond interest rate; bond term, changes in the capital use plan, etc the proceeds from the bond offering);

- (b) Directing and implementing the Issuance Plan, carrying out procedures related to the registration of the public offering of Bonds;
- (c) Decide on the specific terms and conditions of the Bonds ("Bond Conditions ") and Transaction Documents in accordance with the Issuance Plan;
- (d) Deciding on the use of proceeds from the issuance of Bonds, other matters related to the use of proceeds from the issuance of Bonds in accordance with the plan on use of capital stated in the Issuance Plan, and the arrangement of sources for repayment of Bonds;
- (e) Deciding and organizing the implementation of necessary tasks for the Company to carry out the registration and listing of Bonds is approved in Article 5 of this Resolution, including but not limited to the following tasks: (A) deciding and signing dossiers and documents to be submitted to competent State agencies related to the registration and listing Bonds in accordance with the provisions of law; and (B) work and explain to competent State agencies and relevant units on registration and listing dossiers and other matters related to the registration and listing of Bonds;
- (f) Decide on the early redemption of Bonds according to the Bond redemption plan specified in the Transaction Documents;
- (g) Decide and take all other necessary actions in accordance with the provisions of law, the Company's Charter, the Transaction Documents and this Resolution to complete the registration of the public offering of the Bonds, the distribution and transfer of the Bonds, the registration and listing of Bonds, and the disclosure of information and reports related to Bonds.
- (h) Sign Bond Documents, including but not limited to: Prospectus, Bond Terms and Conditions (Bond Conditions); Registration agent contracts; Security contracts; The bond owner's representative contract.

Article 7. Members of the Board of Directors, the General Director and relevant departments of the Company are responsible for implementing this Resolution.

Article 8. This Resolution takes effect from the date inscribed on the first page of the Resolution and replaces the Whole the Resolution of the Board of Directors No. 2310/2025/NQ-HĐQT-TDP dated 23/10/2025 and the Resolution of the Board of Directors No. 1401/2026/NQ-HĐQT-TDP dated 14/01/2026.

Recipients:

- As specified in Article 7;
- For filing at the Office.

BOARD
Chairman of the Board of Directors



NGUYEN DUC CUONG

APPENDIX 1
PLAN FOR ISSUANCE OF BONDS TO THE PUBLIC
OF THUAN DUC JOINT STOCK COMPANY

(attached to Resolution No. 2204/2026/NQ-HĐQT-TDP dated 22/04/2026 of the Board of Directors)

This issuance plan (the "**Issuance Plan**") is the basis for the public offering of bonds in Vietnam Dong, non-convertible, without warrants, with collateral, and establishing the obligation to pay debts directly to Thuan Duc Joint Stock Company (the "**Issuer**") in accordance with the provisions of the Securities Law No. 54/2019/QH14 of the National Assembly promulgated on November 26, 2019 is amended and supplemented in Law No. 56/2024/QH15 of the National Assembly promulgated on November 29, 2024 ("**Law on Securities**"), Decree No. 155/2020/ND-CP of the Government promulgated on December 31, 2020 detailing the implementation of a number of articles of the Law on Securities, amended, supplemented in the Government's Decree No. 245/2025/ND-CP issued on September 11, 2025 ("**Decree 155**") and Circular No. 118/2020/TT-BTC dated December 31, 2020 guiding a number of contents on offering, issuance of securities and public tender offer, share repurchase, public company registration and cancellation of public company status, as amended and supplemented in Circular No. 115/2025/TT-BTC dated December 15, 2025 ("**Circular 118**") and documents amending and supplementing the above regulations from time to time, with a total face value of up to **VND 350,000,000,000 (Three hundred and fifty billion VND)** and a term of 03 (three) years ("**Bonds**") according to the contents presented in this Issuance Plan.

This Issuance Plan only stipulates the main conditions and terms of the Bonds and the main content of the Bond offering. The specific terms, terms and conditions of the Bond and other content of the Bond offering shall be set out in the terms and conditions of the Bond ("**Bond Conditions**") and other contracts, agreements and documents entered into by or on behalf of the Issuer for the purpose of the Bond offering.

I. ISSUER

1. General Information:

- | | |
|---|---|
| - Full Company Name: | THUAN DUC JOINT STOCK COMPANY |
| - Company name written in a foreign language: | THUAN DUC JOINT STOCK COMPANY |
| - Business Registration Certificate: | No. 0503000198 issued by the Department of Planning and Investment of Hung Yen province for the first time on January 22, 2007, issued by the Department of Finance of Hung Yen province to change No. 0900264799 for the 18th time on March 13, 2026 |

- Head Office: Bang Ngang Village, Luong Bang Commune, Hung Yen Province
- Phone: (0221) 3 810705
- Fax: (0221) 3 810706
- Charter capital: 936,995,740,000 VND (*In words: Nine hundred and thirty-six billion nine hundred and ninety-five million seven hundred and forty thousand VND*).
- Main business scope: Producing products from plastic. Details: Production of recycled plastics, woven packaging of all kinds. Industry code: 2220
- Legal representative: Nguyen Duc Cuong – Chairman of the Board of Directors
- Stock code: TDP
- Listing floor: Ho Chi Minh City Stock Exchange

2. Financial situation and business results of the issuer:

2.1 Typical financial indicators of the Issuer within 2 (two) consecutive years prior to the Bond offering and up to now:

Calculation unit: million VND

Criteria	Year 2024	Year 2025	% increase/(decrease) 2025/2024
Total Asset Value	3.943.916	4.472.014	13,39%
Equity	1.019.904	1.116.290	9,45%
Net Revenue	4.379.118	4.763.794	8,78%
Net profit from business activities	146.322	131.661	-10,02%
Other Profits	-17.653	-2.103	-88,09%
Total accounting profit before tax	128.669	129.558	0,69%
Profit after tax	93.918	96.569	2,82%

Source: Audited consolidated financial statements for 2024 and 2025

2.2 Payment of principal and interest of bonds issued in 3 (three) consecutive years prior to the public offering of Bonds:

The Issuer has fully paid the principal and interest of the bonds issued (and due) in 2023, 2024, 2025 and up to now.

2.3 Audit opinion on the Issuer's 2025 Financial Statements:

- Auditing firm: Grant Thornton (Vietnam) Co., Ltd.
- Audit opinion on the Issuer's consolidated financial statements for the year ended December 31, 2025: "In our opinion, the consolidated financial statements have

honestly and reasonably reflected, in material respects, the Group's financial position as at December 31, 2025, as well as the Group's consolidated business results and consolidated cash flows for the financial year ending on the same day in accordance with Vietnam Accounting Standards, Vietnam's Corporate Accounting Regime and relevant legal regulations related to the preparation and presentation of financial statements"

- Audit opinion on the Issuer's separate financial statements for the year ended December 31, 2025: "In our opinion, the separate financial statements have honestly and reasonably reflected, in material aspects, the financial situation of Thuan Duc Joint Stock Company as at December 31, 2025, as well as the Company's own business results and cash flows for the financial year ending on the same day in accordance with the Vietnam Accounting Standards, the Vietnam Corporate Accounting Regime and legal regulations related to the preparation and presentation of financial statements."

II. MEETING THE CONDITIONS FOR PUBLIC OFFERING OF BONDS

Anonymous	Legal conditions	Base	Assessment of eligibility
01	The enterprise has a contributed charter capital of VND 30 billion or more at the time of registration of the offering calculated according to the value recorded in the accounting books	Audited separate and consolidated financial statements for 2025: Charter capital of VND 882,222,500,000 Audited report on contributed charter capital for the period from 01/01/2025 to 14/02/2026: contributed charter capital as of 14/02/2026 is 936.995,740,000 VND	Responsiveness
02	Business activities of the year immediately preceding the year of registration of the offering must be profitable, and at the same time have no accumulated losses up to the year of registration of the offering; have no overdue debts for more than 01 year;	According to the audited 2025 consolidated financial statements : 1. Profit after tax for shareholders of the parent company: 96,568,942,764 VND 2. Accumulated loss: None 3. Overdue debt for more than 01 year: None	Responsiveness
03	There is a plan for issuance, use and repayment of capital obtained from the offering approved by the General Meeting of Shareholders or the Board of Directors or the Members' Council or the company's owner;	Bonds are registered for offering under the issuance plan, capital use plan and debt repayment proceeds from the offering approved by the Company's Board of Directors	Responsiveness
04	There is a commitment to fulfill the obligations of the issuing organization to investors in terms of conditions for issuance, payment, assurance of legitimate rights and interests of investors and other conditions;	The company has commitments to fulfill the obligations of the issuer to investors in terms of conditions for issuance, payment, assurance of legitimate rights and interests of investors and other conditions	Responsiveness

05	Having a securities company advising on the dossier of registration for public offering of bonds, except for the case where the issuer is a securities company;	MB Securities Joint Stock Company is a consultant on registration documents for public offering of bonds	Responsiveness
06	The issuing organization is not being examined for penal liability or has been convicted of one of the crimes of infringing upon the economic management order but has not yet had its criminal record expunged;	The company commits not to be in the case of being prosecuted for criminal liability or having been convicted of one of the crimes of infringing upon the economic management order but has not yet had his criminal record expunged	Responsiveness
07	Meet the Government's regulations on bondholder representation, debt ratio, issue value to equity and credit rating.	According to the evaluation in subsections 07.1, 07.2, 07.3 below	Responsiveness
07.1	The issuer or bonds registered for offering must be rated by an independent credit rating agency, except for bonds issued by credit institutions or bonds issued by credit institutions, foreign bank branches, overseas financial institutions, etc the international financial institution guarantees the payment of all bond principal and interest. The credit rating agency is not a related person of the issuer	According to the Credit Rating Result Deed No. 43/2025/CTKQXH – SGR dated 08/12/2025 issued by Saigon Phat Thinh Ratings Joint Stock Company (Saigon Ratings), the long-term credit rating results of Thuan Duc Joint Stock Company: Rating Grade – National Scale: vnBBB; Outlook: stable.	Responsiveness
07.2	Having a representative of the bondholder as prescribed in Article 24 of Decree 155/2020/ND-CP	According to this issuance plan, MB Securities Joint Stock Company is the Representative of the original Bondholder of the Bond	Responsiveness
07.3	The issuer has liabilities (including the value of bonds expected to be issued) not exceeding 05 times the issuer's equity according to the audited financial statements of the latest accounting period	<p>According to the audited consolidated financial statements for 2025:</p> <p>1. Liabilities as of 31/12/2025: VND 3,355,723,811,772</p> <p>2. Equity as of 31/12/2025: VND 1,116,289,970,230</p> <p>3. Liabilities include the expected value of bonds issued : VND 3,705,723,811,772</p> <p>=> Liabilities (including the value</p>	Responsiveness

		of bonds expected to be issued)/VCSH = 3.32	
08	The issuer must open an escrow account to receive money for the purchase of bonds of the offering	The company opens 1 escrow account to receive money to buy bonds at a commercial bank and clearly announces on the information disclosure and bond offering registration dossier.	Responsiveness
09	The issuer has a commitment and must list the bonds on the securities trading system after the end of the offering.	The company has committed to listing bonds on the securities trading system after the end of the offering.	Responsiveness

III. PURPOSE OF OFFERING AND DETAILED CAPITAL USE PLAN

1. Purpose of the offering: The Issuer plans to use the capital raised from the Bond offering to supplement working capital for the Issuer's production and business activities.
2. Detailed capital use plan: The entire proceeds from the public offering of the Bonds up to VND 350,000,000,000 (*Three hundred and fifty billion VND*) will be used by the Issuer in accordance with the above-mentioned offering purposes, namely payment for raw materials, auxiliary materials and supplies are produced in the order of decreasing priority as follows:

TT	Contents	Value (billion VND)	Duration of use of capital
1	Payment for raw materials, auxiliary materials and production supplies (including transactions up to the payment period or transactions that will arise at the time the Company is allowed to use the proceeds in accordance with the provisions of law)	350	In 2026, after the Company is allowed to use the proceeds from the Bond offering in accordance with regulations
1.1	Payment for the purchase of plastic raw materials and auxiliary materials for the production and trading of plastic packaging and granules.	340	
1.2	Payment for production materials	10	
Total		350	

In case the proceeds from the offering are insufficient to be used for all of the above-mentioned purposes, the Issuer shall preferably use the proceeds to carry out the purposes in the order of descending priority mentioned above.

The Issuer intends to use lawful revenues from the Issuer's business activities, revenues from financial activities and other lawful revenues to compensate in case the proceeds from the offering are insufficient to be used for all intended purposes.

Details of the Company plans to use VND 350 billion collected from the issuance to pay for raw materials and production supplies for specific groups of suppliers as follows:

Unit: million VND

TT	Vendor Name	Products	The value of using bond money	Duration of use of capital
Group 1	Payment for purchase of plastic raw materials and auxiliary materials		34 0.000 Baht	In 2026, after the Company is allowed to use the proceeds from the Bond offering in accordance with regulations
1.1	Stavian Chemical Joint Stock Company	Plastic Granules	2 88.000	
1.2	Machinery and Spare Parts Import and Export Joint Stock Company	Plastic Granules	30.000	
1.3	Hyosung Vina Chemical Co., Ltd.	Plastic Granules	20.000	
1.4 km	European Plastics Joint Stock Company	Plastic Granules, Additives	2.000	
Group 2	Payment for production materials		10,000 Baht	
2.1	Branch 3 - Tan Viet Sinh Commercial Production Company C	Ink	8.000	
2.2	Northern Yellow Crane Co., Ltd.	Printing Axis	2.000	
TOTAL			350.000	

The foregoing anticipated partners are not related persons of the Issuer.

The Issuer will prioritize payments to working capital purposes groups in the above order and will flexibly pay suppliers in the same group according to the terms of time and value to be paid for each shipment.

IV. MAIN TERMS AND CONDITIONS OF THE BOND

1. Bond Name: TDP Bonds offered to the public
2. Type of Bond: Non-convertible, non-warranted corporate bonds, secured by assets and establishing the direct debt repayment obligation of the Issuer.
3. Total value of bonds expected to be offered: 350,000,000,000 VND (*Three hundred and fifty billion VND*) in a public offering ("**Public Offering**").
4. Number of bonds expected to be offered: 3,500,000 (Three million five hundred thousand) bonds.
5. Bond term: 03 (three) years from the date of bond issuance.
6. Face value of bonds: 100,000 VND (one hundred thousand VND)/bond.
7. Nature: is a non-convertible corporate bond, without warrants, secured by assets and establishing the direct debt repayment obligation of the Issuer. The Bonds are issued and paid in Vietnam dong, in the form of book entries or electronic data. Bonds have an equal order of payment priority and no Bond has priority over the other Bonds for any reason. In the event that the proceeds from the disposal of the Collateral are insufficient to pay for the obligations related to the Bonds, the unpaid portion of the obligation shall be in the order of payment at least equal to the general unsecured obligations (whether present or future) of the Issuer (except

for cases where priority for compulsory payment according to relevant legal documents). During the circulation period of the Bonds, the Bondholder shall not be allowed to use the right to demand payment of the Bonds to deduct his/her financial obligations to the Issuer or any third party.

8. Bond form: book entries and/or electronic data, with an extract of the Bondholder's register and/or bond ownership certificate in case of legal documents or relevant regulations of VSDC, the Stock Exchange and other State agencies at the request or according to the following schools: as otherwise set forth in the Bond Conditions and/or Transaction Documents.
9. Form of offering: Offering bonds to the public.
10. Issuance and Payment Currency: Vietnam Dong (VND).
11. Offering price: 100,000 VND/bond.
12. Issuance Date: is the end date of the collection of bond offering proceeds as notified by the Issuer.
13. Maturity Date: means the end date of the Bond term, i.e. the 3-year full date from (and including) the Issue Date.
14. Participants in the Offering: investors are domestic and foreign organizations and individuals in accordance with the provisions of law.
15. Interest rate of bonds:
 - The interest rate applied for the first 04 Interest Periods is 11%/year
 - The interest rate for subsequent interest periods is calculated as (i) the average plus of the interest rate on personal savings deposits in Vietnam Dong, usually postpaid, applicable to the 12-month term published on the official website of the Joint Stock Commercial Bank for Investment and Development of Vietnam, Joint Stock Commercial Bank for Industry and Trade of Vietnam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Bank for Agriculture and Rural Development of Vietnam (each of the above-mentioned banks are individually referred to as "**Reference Banks**" and collectively referred to as "**Reference Banks**") on the Date of Determination of Interest Rate ("**Reference Interest Rate**") plus (ii) a margin of 3.8%/year. The interest rate applicable to subsequent interest periods is at least 10% in all cases.
16. Payment method of bond principal and interest:
 - (a) *Principal Payment*: Principal is paid in a lump sum on (i) the maturity date, (ii) the date the Bonds are redeemed before maturity or (iii) the date on which the Bonds are due due due to early recovery due to breach or other cause consistent with the Bond Conditions); and
 - (b) *Interest Payments*: Interest on the Bonds will be paid on (i) the last day of each Interest Period, and (ii) the maturity date or the date on which the Bonds are redeemed before maturity, whether voluntarily or compulsory, asset forth in Section 16(a) above.

"Interest Period" means every 03 (three) consecutive months from and including the first day of the interest payment term up to but excluding the first day of the next interest payment period or the bond maturity date or the date the Bond is redeemed before maturity in full (as applicable). Bond interest is paid post-payment periodically every 03 (three) months at the end of each Interest Period.

17. Collateral

- Form of security: Bonds are secured by assets.
- Secured bond value: VND 350,000,000,000 (In words: Three hundred and fifty billion VND), equivalent to 100% of bonds registered for offering

- The collateral for the initial Bonds at the Issue Date is 22,243,538 (*Twenty-two million, two hundred and forty-three thousand, five hundred and thirty-eight*) shares of Thuan Duc Joint Stock Company (stock code: TDP) owned by the following guarantors:

TT	Guarantor	Registration Number	Date of Issue	Place of Issue	Address	Number of Mortgage Shares	Fixed asset value at the date of issue*
1	Nguyen Duc Cuong	020070000067	10/05/2021	Department of Social Affairs	NQ02-10 Vinhomes Riverside 2, Viet Hung, Long Bien, Hanoi	5.771.224	167.140.418.264
2	Ngo Kim Dung	020172000113	10/05/2021	Department of Social Affairs	NQ02-10 Vinhomes Riverside 2, Viet Hung, Long Bien, Hanoi	7.024.720	203.442.915.920
3	Nguyen Kim Anh	020193009048	17/04/2023	Department of Social Affairs	NQ02-39 VH Riverside 2 Urban Area, Phuc Dong, Long Bien, Hanoi	1.089.324	31.547.912.364
4	Tran Dang Duy	031082013506	05/03/2023	Department of Social Affairs	No. 4, Nursing Station Center of the Department of Construction, Hong Ha Ward, Hanoi	1.706.575	49.424.118.575
5	Dao Nguyen Duong	033082010879	25/06/2021	Department of Social Affairs	Song Mai, Kim Dong, Hung Yen	1.575.290	45.621.973.690
6	Vu Thi Huong	033190009956	01/05/2021	Department of Social Affairs	Hiep Cuong, Kim Dong, Hung Yen	1.886.505	54.635.071.305
7	Nguyen Chi Cach	033085002365	18/07/2025	Ministry of Public Security	Mai Xa Village, Song Mai, Kim Dong, Hung Yen	515.017	14.915.407.337
8	Nguyen Thi Hang	033190008129	14/04/2021	Department of Social Affairs	Thuong Bao Khe Youth Union, Hung Yen City, Hung Yen	2.336.480	67.666.797.280
9	Tran Dinh Ninh	033082004554	09/05/2021	Department of Social Affairs	Ngoc Thanh, Kim Dong, Hung Yen	338.403	9.800.489.283
Total							644.195.104.018

- Value of collateral: **VND 644,195,104,018** (*Six hundred and forty-four billion, one hundred and ninety-five million, one hundred and four thousand, zero hundred and eighteen*) VND. (*The value of collateral is calculated based on the Valuation Deed No. 031.2026.10/CT-DG/VAE issued by Vietnam Auditing and Valuation Co., Ltd. on April 7, 2026, the TDP share price is determined to be equal to 28,961 VND/share*).
 - Organization receiving collateral: MB Securities Joint Stock Company
18. The right to redeem bonds of the issuer:
 Unless otherwise provided for by law, at any time after a period of full 12 (twelve) months from the Date of Issue, the Issuer is allowed to redeem all or part of the outstanding Bonds and for the avoidance of doubt, the Bond Holder has the full right to resell (in part or in whole) or not to resell the Bonds offered to the Issuer upon receipt of such an offer.
19. Distribution method: Distribution agent.
20. Registration and Listing: Bonds will be registered and deposited at the Vietnam Securities Depository and Clearing Corporation and registered for listing on the Stock Exchange.
21. Register to buy bonds:
- (a) Minimum number of bonds to purchase:
 - (i) For institutional investors: at least 1,000 Bonds equivalent to 100,000,000 VND (*In words: One hundred million VND*) of the face value of the Bonds and;
 - (ii) For individual investors: at least 200 Bonds equivalent to 20,000,000 VND (*In words: Twenty million VND*) of the face value of the Bonds.
 - (b) In case the number of Bonds registered for purchase exceeds the number of Bonds allowed to be offered for sale, the Bonds will be distributed to investors corresponding to the subscription rate of each investor. In case the investor's allocated Bond volume is lower than the minimum subscription volume mentioned above, the investor will still be deemed to have successfully registered to buy the allocated Bonds.
 - (c) Term and method of returning the Bond purchase order:
 - (i) In case the number of Bonds registered for purchase by the Investor is lower than the minimum order quantity, the Investor will receive the return of the Bond purchase order in the following manner and time:
 - Time limit: Within 5 (five) working days from the date of receipt of the report on the results of the offering of the State Securities Commission.
 - Method: Transfer to the securities account/bank account of the Bond purchaser according to the relevant Bond subscription registration information.
 - (ii) In case the number of Bonds registered for purchase exceeds the number of Bonds allowed to be issued, the Bonds will be distributed to the Investor in proportion to

the order rate of each Investor. The excess amount due to the Bonds registered for purchase by the Investor is higher than the Bonds distributed will be returned to the Investor in the following manner and time:

- Time: Within 5 (five) working days from the date of receipt of the report on the results of the offering of the State Securities Commission.
- Method: Transfer to the securities account/bank account of the Bond purchaser according to the relevant Bond subscription registration information.

22. Decision of the bondholder:

- (a) The Bondholder approves decisions/resolutions under his/her jurisdiction on issues related to the Bonds by voting at the Bondholders' meeting or by collecting opinions through other means.
- (b) A decision/resolution of a Bondholder on a number of material issues shall be considered valid if approved by one or several Bondholders who own at least 75% (seventy-five percent) of the total face value of Bonds in circulation at the time of adoption of such decision/resolution (even if voted at the Bondholders' meeting or vote by polling the Bondholders), including the following issues:
 - (i) Adjust the maturity date or any interest payment date;
 - (ii) Reduction or cessation of payment of the principal of the Bonds;
 - (iii) Interest rate adjustment;
 - (iv) Change the payment currency of the Bonds;
 - (v) Changing the conditions for organizing a valid Bondholders' meeting;
 - (vi) Changes in the approval rate required to pass the Bondholder decision/resolution;
 - (vii) Revision of the definition of exclusion in the Bond Conditions; and
- (c) The Bond Holder's decision/resolution on the above non-Exclusion Matters is considered valid if approved by one or several Bond Holders owning a minimum of 65% (sixty-five percent) of the total face value of the Bonds in circulation at the time of adoption of the decision/resolution (whether voted at the Bondholders' meeting or by polling the Bondholders).

23. Rights of bondholders:

Bondholders will have the following rights:

a. Ownership

Unless otherwise provided by law, the Bond Holder, with respect to each Bond, shall be deemed to be the sole and legal owner of such Bond when recorded as his/her possession in the Register. The Owner of such Bond is the rightful owner in all respects and for all purposes relating to such Bond and shall be entitled to receive all payments, notices, reports and enjoy the rights in relation to such Bonds in accordance with the

provisions of law. Unless there is an obvious error, the Register shall have the highest and valid value for determining the Bondholder's ownership of the Bonds.

b. Bond Trading Rights

- (i). The Bond Holder is free to transfer the ownership of the Bonds in all their Bonds (details in point (a) above) and use the Bonds to transfer, give, donate, bequeath, inherit, discount, swap, transfer ownership, use the Bonds as collateral or participate in transactions in civil and commercial relations sales/credit in accordance with the law and Bond Conditions;
- (ii). For the avoidance of confusion, the Bondholder may pledge the Bond at credit institutions in accordance with the current provisions of law if the credit institution there approves;
- (iii). Without prejudice to the foregoing, the Issuer does not enter into other transactions with the Bondholder which are effective as an early redemption transaction except in the case of early redemption as stipulated in the Bond Conditions;
- (iv). The Bond transaction will be carried out in accordance with the provisions of the laws of Vietnam and VSDC, the provisions of the Bond Conditions;
- (v). During the tenure period of the Bonds, the Bondholder shall not use the right to demand payment of the Bonds to deduct his/her financial obligations to the Issuer or any third party;

c. Entitlement to interest and other payments

- (i). The Bond Holder will be fully paid the principal, interest and other amounts by the Issuer in accordance with the Bond Conditions for the Bonds he owns in accordance with the following provisions:
- (ii). At least 18 (eighteen) Business Days prior to each Bond Interest Payment Date and/or Redemption Date under the Agreement or Maturity Date, the Issuer will announce the Closing Date on its official website to finalize the list of Bondholders entitled to payment on that payment due date;
- (iii). The payment of principal, interest and other amounts (if any) related to the Bonds will be made in accordance with the provisions of law, VSDC's regulations and the provisions of the Bond Conditions.

d. Right to receive information

The Bondholder has the right to receive notices and information related to the Bond and the Issuer in accordance with the provisions of the Bond Conditions.

e. Rights in the event of an infringement event of the Issuer

The Bondholder has the right to take measures when a violation event occurs as stated in the Bond Conditions.

24. Issuer/Distribution Agent Organization: MB Securities Joint Stock Company ("MBS").
25. Consulting organization for registration of public offering of bonds: MBS.
26. Listing consultancy: MBS.
27. Representative of the original bondholder: MBS.
28. Governing Law: Vietnamese law.
29. Responsibilities and obligations of organizations and individuals providing bond-related services: Organizations and individuals providing bond-related services have responsibilities and obligations specified in accordance with current legal provisions and relevant bond documents.
30. Other Conditions: shall be specified in the Bond Conditions and the contracts, agreements and other documents entered into for the purpose of offering the Bonds under this Issuance Plan and shall be determined by the Chairman of the Board of Directors or the General Director of the Issuer.
31. Other Commitments: as set out in the Bond Conditions and Transaction Documents.
32. Amendments and Supplements: the amendment and supplementation of this Issuance Plan (if necessary) shall be made at the discretion of the Chairman of the Board of Directors of the Issuer.

APPENDIX II: PLAN FOR REPAYMENT OF CAPITAL RAISED FROM THE BOND OFFERING

(Attached to the Resolution of the Council No. 2204/2026/NQ-HDQT-TDP dated 22/04/2026)

I. Sources of Repayment of Bonds of the Issuer

- **Bond Interest Payment:** The Issuer intends to use the profits earned from business activities, investments and other legal revenues to pay Bond interest to investors. According to the business plan of the Issuer, the proceeds from business, investment and other activities, after deducting tax obligations payable to the State and operating expenses, are still sufficient to pay interest on the Bonds.
- **Principal payment of Bonds:** Depending on the actual market situation, the Issuer is expected to use (i) the Issuer's business profits, investments and other lawful revenues of the Issuer and/or (ii) capital mobilized from the economy to pay the Principal of the Bonds at the time of maturity or the time when the Bonds are redeemed first term.

II. Debt repayment plan of the Issuer

According to the business plan, the proceeds from business activities and other lawful revenues, after deducting tax obligations payable to the State and operating expenses, are still sufficient to pay the interest and principal debts due, including the debts that have already arisen and the Bonds that are expected to be offered.

Repayment time:

- **Interest Payment Term/Interest Period** is every 03 (three) consecutive months from and includes the first day of the interest payment term up to but does not include the first day of the next interest payment term or the bond maturity date or the date the Bond is redeemed before the full maturity date (as applicable). Bond interest is paid post-payment periodically every 03 (three) months at the end of each Interest Period.
- **Principal Repayment Term:** 03 (three) years from the Date of Issue.
- Unless redeemed before maturity, the Bonds will mature and the principal will be paid in face value on the Maturity Date.

Bonds are issued to the public with a term of 03 years, with a fixed interest rate of 11%/year for the first 4 interest periods and assuming that the bond interest rate from the 5th interest period to the maturity of the bond will be 10%/year. The table below shows the expected payment plan of the Issuer in case there is no early redemption of the Bonds, the Bonds in circulation to the Maturity Date, specifically:

Payments	Timing	Expected interest expense payable (VND) (*)	Principal Payable (VND)
1st Payment	03 months from the Date of Issue	9.625.000.000	0
2nd Payment	06 months from the Date of	9.625.000.000	0

Payments	Timing	Expected interest expense payable (VND) (*)	Principal Payable (VND)
	Issue		
3rd Payment	09 months from the Date of Issue	9.625.000.000	0
4th Payment	12 months from Release Date	9.625.000.000	0
5th Payment	15 months from Release Date	8.750.000.000	0
6th Payment	18 months from Release Date	8.750.000.000	0
7th Payment	21 months from Release Date	8.750.000.000	0
8th Payment	24 months from Release Date	8.750.000.000	0
9th Payment	27 months from Release Date	8.750.000.000	0
10th Payment	30 months from Release Date	8.750.000.000	0
11th Payment	33 months from Date of Release	8.750.000.000	0
12th Payment	36 months from Release Date	8.750.000.000	350.000.000.000
Total		108.500.000.000	350.000.000.000

- *Note (*): The details of interest payable by the Issuer at each Interest Payment Date will be calculated specifically and accurately based on the actual number of days of outstanding balance in that Interest Payment Period on a 1-year basis with 365 days.*