

**KHANG DIEN HOUSE TRADING
AND INVESTMENT JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No.: 33/2026/CV-KĐ

Ho Chi Minh City, March 27th, 2026

*Re: Disclosure of information on the
status of use of proceeds from the bond
offering.*

To: State Securities Commission of Vietnam
Ho Chi Minh City Stock Exchange
Hanoi Stock Exchange
Bond Investors

Pursuant to the provisions of Circular No. 76/2024/TT-BTC dated November 6th, 2024 of the Ministry of Finance guiding the information disclosure and reporting regime on offering and trading of privately placed corporate bonds in the domestic market and offering of corporate bonds to the international market, Khang Dien House Trading and Investment Joint Stock Company hereby submits the contents of the periodic information disclosure on the use of proceeds from the bond issuance for outstanding bonds in the report.

We undertake to take full legal responsibility for the contents, accuracy, and completeness of the disclosed information above./.

**KHANG DIEN HOUSE TRADING AND INVESTMENT
JOINT STOCK COMPANY
LEGAL REPRESENTATIVE
GENERAL DIRECTOR**

Recipients:

- As above;
- Save Archives.



VUONG VAN MINH

*** Attachments:**

- Report on the status of use of proceeds from the bond issuance for outstanding bonds;
- Report on the use of funds raised from bond issuance of the private placement from 01st January 2025 to 31st December 2025.

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Ho Chi Minh City, March 21th, 2026

REPORT
Status of use of proceeds from bond issuance

1. Company information

- Company name: **Khang Dien House Trading and Investment Joint Stock Company (“Company”)**
- Enterprise Registration Certificate No.: 0302588596, first issued by the Business Registration Office - Department of Finance of Ho Chi Minh City on May 2nd, 2007, 34th amendment registration dated August 6th, 2025
- Head office address: Rooms 1 & 2, 11th Floor, Saigon Centre, 67 Le Loi, Sai Gon Ward, Ho Chi Minh City, Viet Nam
- Tel: 028.3820.8858 Fax: 028.3820.8859 Email: info@khangdien.com.vn
- Type of enterprise: Joint Stock Company
- Main business line: Real estate trading, land use rights owned by the owner, user or leased (Industry code 6810 - primary).
- Tax code: 0302588596

2. Purposes of use of proceeds from bond issuance

Pursuant to the bond issuance plan approved by the Company’s Board of Directors under Resolution No. 16/2021/NQ_HĐQT dated June 11th, 2021 (bond code: KDHH2125001) and Resolution No. 27/2022/NQ_HĐQT dated August 18th, 2022 (bond code: KDHH2225001), accordingly:

No.	Bond code	Issuance volume	Issuance value (at par value) (VND)	Purposes of use of capital	Remarks
1	KDHH2125001	400	400,000,000,000	Increase the Company’s working capital scale	- Principal and interest have been fully paid; - Fully settled and delisted the bonds in accordance with laws and regulations.
2	KDHH2225001	800	800,000,000,000	Increase the Company’s working capital scale	- Principal and interest have been fully paid; - Fully settled and delisted the bonds in accordance with laws and regulations.



3. Status of use of proceeds from bond issuance and disbursement progress of proceeds from outstanding corporate bond issuance:

Reporting period: 2025

3.1. For issuing enterprises that are not credit institutions

No.	Purposes of use of proceeds from bonds	Bond code	Actual status of use of proceeds from bond issuance accumulated up to 31/12/2024 (the day immediately preceding the reporting period)	Actual status of use of proceeds from bond issuance during the reporting period (from 01/01/2025 to 31/12/2025)	Actual status of use of proceeds from bond issuance accumulated up to the end of the reporting period
			Amount (VND)*	Amount (VND)*	Amount (VND)*
I. For bonds issued before the effective date of Decree No. 65/2022/NĐ-CP and still outstanding					
1.	Program/Project A				
2.	Increase capital scale for production/business activities A	KDHH2125001	400,000,000,000	0	400,000,000,000
		KDHH2225001	800,000,000,000	0	800,000,000,000
3.	Restructure debts				
	- Debt A				
	- Debt B				
4.	Other purposes in accordance with specialized laws and regulations (if any)				
II. For bonds issued from the effective date of Decree No. 65/2022/NĐ-CP and still outstanding					
1.	Program/Project X				...
2.	Restructure debts				
	-Debt Y				
Total (I + II)			1,200,000,000,000	0	1,200,000,000,000

Remarks: * For corporate bonds offered to the international market, report in the original currency

3.2. For issuing enterprises that are credit institutions

3.3. For issuing enterprises issuing green bonds in the domestic market

We undertake to take full responsibility before the law for the contents, accuracy and completeness of the above report./.

PREPARED BY
Finance Specialist



Huynh Ngoc Diem Thuy

**KHANG DIEN HOUSE TRADING AND INVESTMENT
JOINT STOCK COMPANY
LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



VUONG VAN MINH





INDEPENDENT AUDITOR'S REPORT

**THE USE OF FUNDS RAISED FROM BOND ISSUANCE OF THE PRIVATE PLACEMENT WITH
OUTSTANDING DEBT OF VND 400 BILLION
(BOND CODE: KDHH2125001) UNDER THE RESOLUTION OF THE BOARD OF DIRECTORS NO.
16/2021/NQ_HĐQT DATED 11TH JUNE 2021
AND VND 800 BILLION (BOND CODE: KDHH2225001) UNDER THE RESOLUTION OF THE BOARD
OF DIRECTORS NO. 27/2022/NQ_HĐQT DATED 18TH AUGUST 2022**

FROM 01ST JANUARY 2025 TO 31ST DECEMBER 2025

KHANG DIEN HOUSE TRADING AND INVESTMENT JOINT STOCK COMPANY

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Khang Dien House Trading and Investment Joint Stock Company (hereafter, referred to as “the Company”) presents this report together with the audited Report on the use of funds raised from bond issuance of the private placement with outstanding debt (excluding an assessment of the recoverability of the use of funds raised from bond issuance) of VND 400 billion (bond code: KDHH2125001) under the Resolution of the Board of Directors No. 16/2021/NQ_HĐQT dated 11th June 2021 and VND 800 billion (bond code: KDHH2225001) under the Resolution of the Board of Directors No. 27/2022/NQ_HĐQT dated 18th August 2022 from 01st January 2025 to 31st December 2025 (hereafter referred to as “Report on the use of funds raised from bond issuance”) of the Company.

1. General information of the Company

The Company was established and operates in accordance with the initial Business Registration Certificate No. 4103006559 dated 02nd May 2007 granted by the Business Registration Office - the Department of Planning and Investment of Ho Chi Minh city, the Enterprise Registration Certificate No. 0302588596 with the 34th amendment registration dated 06th August 2025 granted by the Business Registration Office - Ho Chi Minh city Department of Finance.

The Company’s shares were officially listed on the Ho Chi Minh city Stock Exchange (HOSE) according to the Listing Decision No. 11/QĐ-SGDHCM dated 21st January 2010 issued by the Ho Chi Minh city Stock Exchange (HOSE).

Stock code : KDH

Charter capital : VND 11,222,148,990,000

2. Registered office

Address : Room 1 and 2, 11th Floor, Saigon Centre, 67 Le Loi Street, Sai Gon Ward, HCMC.

Tel. : +84 (28) 3820 8858

Fax : +84 (28) 3820 8859

Tax code : 0302588596

3. Business activities

Principal business activities: real estate trading, land use rights belonging to the owner, user or tenant. Details: Housing business, house rental, buying and selling houses, acquiring land-use rights to build houses for sale or rent, investment in construction of infrastructure according to housing construction planning to transfer land-use rights (Industry code: 6810).

4. The Board of Directors, the Board of Supervision and the Board of Management

4.1. The Board of Directors

The Board of Directors of the Company as of the date of this report include:

<i>Full name</i>	<i>Position</i>
Ms Mai Tran Thanh Trang	Chairperson
Mr. Ly Dien Son	Vice Chairperson
Ms Nguyen Thi Dieu Phuong	Member
Ms Nguyen Thi Cam Van	Independent member
Mr. Vuong Van Minh	Member

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TP. HỒ

4.2. The Board of Supervision

The Board of Supervision of the Company as of the date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Nguyen Phuong Nam	Head
Ms Vuong Hoang Thao Linh	Member
Ms Le Thi Thuy Trang	Member

4.3. The Board of Management

The Board of Management of the Company as of the date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Vuong Van Minh	General Director
Mr. Le Hoang Khoi	Deputy General Director
Ms Nguyen Thuy Duong	Deputy General Director

5. Legal representative

Legal representative of the Company as of the date of this report is Mr. Vuong Van Minh - General Director.

6. Evaluating the use of funds raised

Report on the use of funds raised from bond issuance of the Company is presented from page 08 to page 16.

7. Subsequent events

The Company has not any arising other events after the accounting period ended which would require any adjustments to the figures or disclosures in the Report on the use of funds raised from bond issuance.

8. Auditors

VIETVALUES Audit and Consulting Co., Ltd. has been assigned to perform the audit on the Company's Report on the use of funds raised from bond issuance. **VIETVALUES** Audit and Consulting Co., Ltd. has expressed their willingness to be appointed as the Company's independent auditor.

9. Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the preparation of the Report on the use of funds raised from bond issuance to give a true and fair view on the use of funds raised from bond issuance. In order to prepare this report, the Board of Management commits to comply with the following requirements:

- The Decree No. 153/2020/NĐ-CP dated 31st December 2020 of the Government on prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market ("Decree 153"); the Decree No. 65/2022/NĐ-CP dated 16th September 2022 of the Government on providing amendments to the Decree No. 153/2020/NĐ-CP on prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market ("Decree 65"); the Decree No. 08/2023/NĐ-CP dated 05th March 2023 of the Government on providing amendments to and suspension of some articles of Decrees prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market ("Decree 08");
- The Circular No. 76/2024/TT-BTC dated 06th November 2024 of the Minister of Finance on 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;

- The Circular No. 96/2020/TT-BTC dated 16th November 2020 of the Minister of Finance on providing guidelines on disclosure of information on securities market and amendments and supplements;
- Selecting appropriate accounting policies and apply them consistently;
- Making judgments and estimates reasonably and prudently;
- Announcing the accounting standards to be followed for the material issues to be disclosed and explained in the Report on the use of funds raised from bond issuance;
- Preparing the Report on the use of funds raised from bond issuance of the Company on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;
- Design and implementation of internal control systems effectively for the purpose of preparing and presenting the Report on the use of funds raised from bond issuance reasonably in order to minimize risk and fraud.

The Board of Management ensure that all the relevant accounting books have been fully recorded and can fairly reflect the use of funds raised from bond issuance of the Company at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The Board of Management of the Company is also responsible for protecting the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and fair presentation of the Report on the use of funds raised from bond issuance.

The Board of Management hereby ensure to comply with all the requirements above in the preparation of the Report on the use of funds raised from bond issuance.

10. Approving the Report on the use of funds raised from bond issuance

The Board of Management of the Company confirms that all the accompanying Report on the use of funds raised from bond issuance. The Report on the use of funds raised from bond issuance have been properly prepared and have given a true and fair view on the use of funds raised from bond issuance from 01st January 2025 to 31st December 2025, in compliance with the Basis of preparation and presentation presented in the Notes No. 4 to the Report on the use of funds raised from bond issuance as well as legal regulations related to the preparation and presentation of the Report on the use of funds raised from bond issuance.

Ho Chi Minh city, 26th March 2026

For and on behalf of the Board of Management



Mr. VUONG VAN MINH
General Director



No.: 360305/26/BCKT/AUD-VVALUES

INDEPENDENT AUDITOR'S REPORT

**THE USE OF FUNDS RAISED FROM BOND ISSUANCE OF THE PRIVATE
PLACEMENT WITH OUTSTANDING DEBT OF VND 400 BILLION
(BOND CODE: KDHH2125001) UNDER THE RESOLUTION OF THE BOARD OF
DIRECTORS NO. 16/2021/NQ_HĐQT DATED 11TH JUNE 2021
AND VND 800 BILLION (BOND CODE: KDHH2225001) UNDER THE RESOLUTION OF
THE BOARD OF DIRECTORS NO. 27/2022/NQ_HĐQT DATED 18TH AUGUST 2022
FROM 01ST JANUARY 2025 TO 31ST DECEMBER 2025**

**To: SHAREHOLDERS, THE BOARD OF DIRECTORS
AND THE BOARD OF MANAGEMENT**

KHANG DIEN HOUSE TRADING AND INVESTMENT JOINT STOCK COMPANY

We have audited the accompanying Report on the use of funds raised from bond issuance of the private placement with outstanding debt of VND 400 billion (bond code: KDHH2125001) under the Resolution of the Board of Directors No. 16/2021/NQ_HĐQT dated 11th June 2021 and VND 800 billion (bond code: KDHH2225001) under the Resolution of the Board of Directors No. 27/2022/NQ_HĐQT dated 18th August 2022 from 01st January 2025 to 31st December 2025 (hereafter referred to as "Report on the use of funds raised from bond issuance") of Khang Dien House Trading and Investment Joint Stock Company (hereafter referred to as "the Company") prepared on 26th March 2026, from page 07 to page 16 which comprise the Report on the use of funds raised from bond issuance from 01st January 2025 to 31st December 2025 and the Notes to the Report on the use of funds raised from bond issuance.

Responsibility of the Board of Management

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of the Report on the use of funds raised from bond issuance in accordance with the Basis of preparation and presentation presented in the Notes No. 4 to the Report on the use of funds raised from bond issuance, legal regulations related to the preparation and fair presentation of this Report and is responsible for internal control which is determined by the Board of Management relevant to the preparation and presentation of the Report on the use of funds raised from bond issuance that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on the Report on the use of funds raised from bond issuance based on our audit. We conducted our audit in accordance with the Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the Report on the use of funds raised from 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 the use of funds raised from bond issuance. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Report on the use of funds raised from bond issuance, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and the true and fair presentation of the Report on the use of funds raised from 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 Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the Report on the use of funds raised from bond issuance.



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

Auditor's opinion

In our opinion, the Report on the use of funds raised from bond issuance of the private placement with outstanding debt (excluding an assessment of the recoverability of the use of funds raised from bond issuance) of VND 400 billion (bond code: KDHH2125001) under the Resolution of the Board of Directors No. 16/2021/NQ_HĐQT dated 11th June 2021 and VND 800 billion (bond code: KDHH2225001) under the Resolution of the Board of Directors No. 27/2022/NQ_HĐQT dated 18th August 2022 referred to above give a true and fair view, in all material respects, of the use of funds raised from bond issuance of Khang Dien House Trading and Investment Joint Stock Company from 01st January 2025 to 31st December 2025 in conformity with the Basis of preparation and presentation presented in the Notes No. 4.1 and the accounting policies presented in the Notes No. 5 to the Report on the use of funds raised from bond issuance.

Accounting policies and limitations on who is eligible to receive and use the auditor's report

We draw the user's attention to the Report on the use of funds raised from bond issuance – Notes No. 4.1 - Basis of preparation and presentation and Notes No. 5 - Purpose of using the report, the Report on the use of funds raised from bond issuance is prepared to meet the requirement of state management agencies for periodic disclosure of information regarding the use of funds from bond issuance and bondholders, does not extend to any of the Company's financial statement taken as a whole. Thus, the accompanying Report on the use of funds raised from bond issuance may not be suitable for other purposes and may not be provided to any other party.

Other matter

The report is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

Ho Chi Minh city, 26th March 2026.

VIETVALUES Audit and Consulting Co., Ltd.



Huynh Truc Lam (LL.M.) – Deputy General Director
Certificate of registration for
practicing audit No. 1523-2023-071-1
Authorized signature

Nguyen Thi Bich Diem - Auditor
Certificate of registration for
practicing audit No. 4721-2024-071-1

File:

- As above.
- **VIETVALUES.**

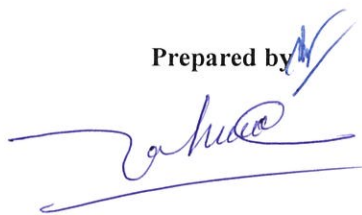
**REPORT ON THE USE OF FUNDS RAISED FROM BOND ISSUANCE
OF THE PRIVATE PLACEMENT WITH OUTSTANDING DEBT**

From 01st January 2025 to 31st December 2025

Currency: VND

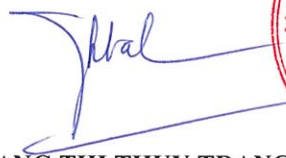
No.	Content	Reference	VND 400 billion bond (Bond code KDHH2125001)	VND 800 billion bond (Bond code KDHH2225001)	Total
A	Bond principal	V.6			
1	Funds raised from bond issuance		400,000,000,000	800,000,000,000	1,200,000,000,000
2	The Company has paid the bond prepayment		(100,000,000,000)	-	(100,000,000,000)
3	The Company has paid the matured bonds		(300,000,000,000)	(800,000,000,000)	(1,100,000,000,000)
4	Bond balance as at 31st December 2025		-	-	-
B	The use of funds raised from bond issuance	V.6			
1	Amount spent as at 01st January 2025		400,000,000,000	800,000,000,000	1,200,000,000,000
2	Amount spent during year		-	-	-
3	Accumulated amount spent as at 31st December 2025		400,000,000,000	800,000,000,000	1,200,000,000,000

Prepared by



NGUYEN THI LAN HUONG

Chief Accountant



DANG THI THUY TRANG

General Director



Ho Chi Minh city, 26th March 2026

General Director



VUONG VAN MINH



**NOTES TO THE REPORT ON THE USE OF FUNDS RAISED
FROM BOND ISSUANCE OF THE PRIVATE PLACEMENT WITH
OUTSTANDING DEBT OF VND 400 BILLION (BOND CODE: KDHH2125001)
UNDER THE RESOLUTION OF THE BOARD OF DIRECTORS NO.
16/2021/NQ_HĐQT DATED 11TH JUNE 2021
AND VND 800 BILLION (BOND CODE: KDHH2225001) UNDER THE
RESOLUTION OF THE BOARD OF DIRECTORS NO. 27/2022/NQ_HĐQT
DATED 18TH AUGUST 2022
FROM 01ST JANUARY 2025 TO 31ST DECEMBER 2025**

These notes form an integral part of and should be read in conjunction with the Report on the use of funds raised from bond issuance of the private placement with outstanding debt (excluding an assessment of the recoverability of the use of funds raised from bond issuance) of VND 400 billion (bond code: KDHH2125001) under the Resolution of the Board of Directors No. 16/2021/NQ_HĐQT dated 11th June 2021 and VND 800 billion (bond code: KDHH2225001) under the Resolution of the Board of Directors No. 27/2022/NQ_HĐQT dated 18th August 2022 from 01st January 2025 to 31st December 2025 (hereafter referred to as “Report on the use of funds raised from bond issuance”) of Khang Dien House Trading and Investment Joint Stock Company (hereafter, referred to as “the Company”).

1. OPERATION FEATURES

1.1 Forms of ownership

Khang Dien House Trading and Investment Joint Stock Company is joint stock company.

1.2 Lines of business

Real estate business.

1.3 Business activities

Principal business activities: real estate trading, land use rights belonging to the owner, user or tenant. Details: Housing business, house rental, buying and selling houses, acquiring land-use rights to build houses for sale or rent, investment in construction of infrastructure according to housing construction planning to transfer land-use rights (Industry code: 6810).

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 The Company’s fiscal year

The fiscal year starts on 01st January and ends on 31st December of each calendar year.

This is the Report on the use of funds raised from bond issuance from 01st January 2025 to 31st December 2025.

2.2 Currency used in accounting

The standard currency unit used is Vietnam Dong (VND).

3. APPLIED ACCOUNTING REGIME AND STANDARDS

3.1 Report on the use of funds raised from bond issuance

Report on the use of funds raised from bond issuance is prepared according to the historical cost principle, in accordance with the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System and prevailing legal regulations related to the preparation and fair presentation of the Report on the use of funds raised from bond issuance.

3.2 Applied accounting regime

The Company has applied the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System in accordance with the Circular No. 200/2014/TT-BTC dated 22nd December 2014, circulars on amending and supplementing the Circular No. 200/2014/TT-BTC as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation and fair presentation of the Report on the use of funds raised from bond issuance.

4. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

4.1 Basis of preparation and accounting policies

Report on the use of funds raised from bond issuance is prepared in accordance with the following regulations:

- The Decree No. 153/2020/NĐ-CP dated 31st December 2020 of the Government on prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market (“Decree 153”); the Decree No. 65/2022/NĐ-CP dated 16th September 2022 of the Government on providing amendments to the Decree No. 153/2020/NĐ-CP on prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market (“Decree 65”); the Decree No. 08/2023/NĐ-CP dated 05th March 2023 of the Government on providing amendments to and suspension of some articles of Decrees prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market (“Decree 08”);
- The Circular No. 76/2024/TT-BTC dated 06th November 2024 of the Minister of Finance on 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;
- The Circular No. 96/2020/TT-BTC dated 16th November 2020 of the Minister of Finance on providing guidelines on disclosure of information on securities market and amendments and supplements;
- Legal regulations related to the preparation and fair presentation of the Report on the use of funds raised from bond issuance and comply with the accounting policies.

Report on the use of funds raised from bond issuance according to the issuance plan approved by the Resolution of the Board of Directors No. 16/2021/NQ_HĐQT dated 11th June 2021 and the Resolution of the Board of Directors No. 27/2022/NQ_HĐQT dated 18th August 2022;

Report on the use of funds raised from bond issuance is prepared periodically every six months and annually at the end of fiscal year and the ended date of the first six months of each fiscal year;

Report on the use of funds raised from bond issuance is prepared on the basis of actual receipts and expenditures according to the historical cost principle;

Report on the use of funds raised from bond issuance only reflects information on the use of funds raised from bond issuance with outstanding principal balances from 01st January 2025 to 31st December 2025;

Report on the use of funds raised from bond issuance only presents the initial use of funds raised from the bond issuance of private placement and does not present the capital turnover (if any);

Report on the use of funds raised from bond issuance is prepared based on the actual amount of the company received from the bond issuance of private placement and the actual disbursement amount to serve the purposes stated in the plan for using funds raised from the above bond issuances of private placement and is a component of the Company's overall revenue and expenditure stream.

In which:

- The funds raised from the above bond issuances of private placement have been recorded in the Company's total cash inflows based on the actual amount received; and
- Expenditures from the funds raised from the above bond issuances of private placement have been recorded based on the actual disbursement amount for activities as stipulated in the bond issuance plan.

4.2 Summary of the significant accounting policies

The following significant accounting policies are applied by the Board of Management of the Company in the preparation of the Report on the use of funds raised from bond issuance.

The funds raised from bond issuance and interest on deposits from proceeds of the issuance

The funds raised from bond issuance reflects the actual amount received from the bond issuance of private placement, recorded as the actual amount credited to the bank account receiving the proceeds from the bond issuance;

Interest on deposits from proceeds of the issuance reflects the interest accrued on the actual amount credited to the bank account receiving the proceeds from the bond issuance.

Accumulated amount spent as of the end of the reporting period

Accumulated amount spent as of the end of the reporting period is recorded based on the actual amount credited to the bank account receiving the proceeds from the bond issuance and the account receiving the money transferred from the bank account receiving the proceeds from the bond issuance.

5. PURPOSE OF USING THE REPORT

Report on the use of funds raised from bond issuance is only used for reporting on the use of funds raised from bond issuance of the private placement with outstanding debt (excluding an assessment of the recoverability of the use of funds raised from bond issuance) according to the issuance plan approved by the Resolution of the Board of Directors No. 16/2021/NQ_HĐQT dated 11th June 2021 and the Resolution of the Board of Directors No. 27/2022/NQ_HĐQT dated 18th August 2022, does not extend to any of the Company's financial statement taken as a whole.

Report on the use of funds raised from bond issuance is prepared to meet the requirement of state management agencies for periodic disclosure of information regarding the use of funds from bond issuance (excluding an assessment of the recoverability of the use of funds raised from bond issuance). Thus, the Report on the use of funds raised from bond issuance may not be suitable for other purposes. Our auditor's report is only for bondholders and the aforementioned state management agencies and may not be provided to any other party.

6. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE REPORT ON THE USE OF FUNDS RAISED FROM BOND ISSUANCE (CURRENCY: VND)

6.1 Information about the issued bonds

The bond issuance of private placement of VND 400 billion (bond code: KDHH2125001). After being transferred to Vietnam Securities Depository and Clearing Corporation (VSDC) for management, bond code KDHH2125001 has been changed to the new bond code KDH12101.

Information about the bond issuance of the private placement is as follows:

- Bond name: Bond of Khang Dien House Trading and Investment Joint Stock Company;
- Bond code: KDHH2125001 (new bond code KDH12101);
- Bond type: Corporate bonds, non-convertible, unsecured by assets;

KHANG DIEN HOUSE TRADING AND INVESTMENT JOINT STOCK COMPANY

*Notes to the Report on the use of funds raised from bond issuance of the private placement with outstanding debt (continued)
From 01st January 2025 to 31st December 2025*

- Purpose of issuing: increase the Company's working capital;
- Method of issuance: Private placement as stipulated in The Decree No. 153/2020/NĐ-CP dated 31st December 2020 through the issuing agent;
- Currency of issuance and payment: Vietnam Dong (VND);
- Bond form: The bonds are issued in book-entry form, with bond certificates issued;
- Bond face value: 1,000,000,000 VND/bond;
- Total number of bonds issued: 400 bonds;
- Total par value of bonds issued: VND 400,000,000,000;
- Issue price: equal to 100% of par value;
- Bond term: 04 years from the date of issuance;
- Number of releases: 01 (one) issue;
- Release date: 14th June 2021;
- Maturity date: 14th June 2025;
- Nominal bond interest rate: the fixed interest rate is 12%/year on the bond principal for each period, during the bond term;
- Target recipients: Professional securities investors as defined by law;
- Advisory firm and issuing agent: Ho Chi Minh City Securities Corporation (HSC);
- Securities depository and clearing organization: Ho Chi Minh City Securities Corporation (HSC);
- Interest period and payment date: each period of 6 (six) consecutive months beginning on (and including) the date of issuance (or the interest payment date) and ending on (but excluding) (i) the first interest payment date (or the next interest payment date) or (ii) the date on which the bond is redeemed early as stipulated in the bond's terms and conditions;

The Announcement No. 1082/TB-CNVSDC dated 26th May 2025 of Vietnam Securities Depository and Clearing Corporation (VSDC) on regarding the final registration date and confirmation of the list of securities holders;

The Announcement No. 2438/TB-SGDHN dated 29th May 2025 of Hanoi Stock Exchange (HSE) on regarding the cancellation of KDH12101 bond trading registration of Khang Dien House Trading and Investment Joint Stock Company. Details are as follows:

- Trading bond code: KDH12101;
- Bond code for information disclosure: KDHH2125001;
- Face value: 1,000,000,000 VND/bond;
- Maturity date: 14th June 2025;
- Number of bonds delisted from trading: 300 bonds (Three hundred bonds);
- Value of bonds delisted from trading (according to par value): VND 300,000,000,000 (Three Hundred Billion Dong);
- Last trading day at the Hanoi Stock Exchange (HSE): 05th June 2025;
- Date of trading cancellation: 06th June 2025;
- Reason for cancellation: KDH12101 bond has reached its maturity date and is subject to delisting as stipulated in Clause 13, Article 1 of the Decree No.65/2022/NĐ-CP.

The bond issuance of private placement of VND 800 billion (bond code: KDHH2225001). After being transferred to Vietnam Securities Depository and Clearing Corporation (VSDC) for management, bond code KDHH2225001 has been changed to the new bond code KDH12202.

Information about the bond issuance of the private placement is as follows:

- Bond name: Bond of Khang Dien House Trading and Investment Joint Stock Company;
- Bond code: KDHH2225001 (new bond code KDH12202);
- Bond type: Corporate bonds, non-convertible, unsecured by assets;
- Purpose of issuing: total funds raised from the bond issuance will be used to increase working capital through additional capital contributions to increase the charter capital of International Consulting Co., Ltd. (“International Company”) (The issuer directly owns 99.9% of the charter capital) so that International Company can use all of this amount to contribute additional capital in Binh Trung Real Estate Trading Investment Co., Ltd. (“Binh Trung Company”) (International Company directly owns 99.9% of the charter capital) serving the business operations of Binh Trung Company;
- Currency of issuance: Vietnam Dong (VND);
- Bond form: The bonds are issued in book-entry form, with bond certificates issued;
- Bond face value: 1,000,000,000 VND/bond;
- Total number of bonds issued: 800 bonds;
- Total par value of bonds issued: VND 800,000,000,000;
- Issue price: equal to 100% of face value;
- Bond term: 3 years from the date of issuance;
- Number of release s: 01 (one) issue;
- Release date: 23rd August 2022;
- Maturity date: 23rd August 2025;
- Nominal bond interest rate: the fixed interest rate is 12%/year on the bond principal for each period, during the bond term;
- Method of issuance: Private placement as stipulated in The Decree No. 153/2020/NĐ-CP dated 31st December 2020 through the issuing agent;
- Target recipients: Professional securities investors as defined by law;
- Advisory firm and issuing agent: SSI Securities Corporation;
- Securities depository and clearing organization: SSI Securities Corporation;
- Interest period and payment date: each period of 6 (six) consecutive months beginning on (and including) the date of issuance (or the interest payment date) and ending on (but excluding) (i) the first interest payment date (or the next interest payment date) or (ii) the date on which the bond is redeemed early as stipulated in the bond's terms and conditions;

The Announcement No. 1476/TB-CNVSDC dated 04th August 2025 of Vietnam Securities Depository and Clearing Corporation (VSDC) – Branch in Ho Chi Minh city on regarding the final registration date and confirmation of the list of securities owners;

The Announcement No. 3650/TB-SGDHN dated 11th August 2025 of Hanoi Stock Exchange (HSE) on regarding the cancellation of KDH12202 bond trading registration of Khang Dien House Trading and Investment Joint Stock Company. Details are as follows:

- Trading bond code: KDH12202;
- Bond code for information disclosure: KDHH2225001;

- Face value: 1,000,000,000 VND/bond;
- Maturity date: 23rd August 2025;
- Number of bonds delisted from trading: 800 bonds (eight hundred bonds);
- Value of bonds delisted from trading (according to par value): VND 800,000,000,000 (Eight Hundred Billion Dong);
- Last trading day at the Hanoi Stock Exchange (HSE): 14th August 2025;
- Date of trading cancellation: 15th August 2025;
- Reason for cancellation: KDH12202 bond has reached its maturity date and is subject to delisting as stipulated in Clause 13, Article 1 of Decree No.65/2022/NĐ-CP.

6.2 Purpose of using bond funds from bond issuances

According to the Resolution of the Board of Directors No. 16/2021/NQ_HĐQT dated 11th June 2021 on the bond issuance of private placement of VND 400 billion (bond code: KDHH2125001), purpose of issuing: increase the Company's working capital.

According to the Resolution of the Board of Directors No. 27/2022/NQ_HĐQT dated 18th August 2022 on the bond issuance of private placement of VND 800 billion (bond code: KDHH2225001), purpose of issuing: total funds raised from the bond issuance will be used to increase working capital through additional capital contributions to increase the charter capital of International Consulting Co., Ltd. ("International Company") (The issuer directly owns 99.9% of the charter capital) so that International Company can use all of this amount to contribute additional capital in Binh Trung Real Estate Trading Investment Co., Ltd. ("Binh Trung Company") (International Company directly owns 99.9% of the charter capital) serving the business operations of Binh Trung Company.

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KHANG DIEN HOUSE TRADING AND INVESTMENT JOINT STOCK COMPANY

Notes to the Report on the use of funds raised from bond issuance of the private placement with outstanding debt (continued)

From 01st January 2025 to 31st December 2025

6.3 Report on the use of funds raised from bond issuance

Details of the use of funds raised from bond issuance

No.	Content	Date	VND 400 billion bond (Bond code: KDHH2125001, new bond code KDH12101) (Release date 14 th June 2021 Maturity date: 14 th June 2025)	VND 800 billion bond (Bond code: KDHH2225001, new bond code KDH12202) (Release date: 23 rd August 2022 Maturity date: 23 rd August 2025)	Total	Documents
A	Bond principal					
1	Funds raised from bond issuance		400,000,000,000	800,000,000,000	1,200,000,000,000	
		14 th June 2021	400,000,000,000	-	400,000,000,000	- Bond Purchase Agreement - Bank credit note, ...
		from 23 rd August 2022 to 29 th August 2022	-	800,000,000,000	800,000,000,000	- Bond Purchase Agreement - Bank credit note, ...
2	The Company has paid the bond prepayment	14 th December 2021	(100,000,000,000)	-	(100,000,000,000)	Bank payment order, ...
3	The Company has paid the matured bonds		(300,000,000,000)	(800,000,000,000)	(1,200,000,000,000)	
		12 th June 2025	(300,000,000,000)	-	(300,000,000,000)	Bank payment order, ...
		20 th August 2025		(800,000,000,000)	(800,000,000,000)	Bank payment order, ...
4	Bond balance as at 31st December 2025		-	-	-	
B	The use of funds raised from bond issuance					
1	Amount spent as at 01st January 2025		400,000,000,000	800,000,000,000	1,200,000,000,000	
<i>a</i>	<i>Capital increase at Vi La Joint Stock Company - Subsidiary</i>	15 th June 2021	240,000,000,000	-	240,000,000,000	- Bank payment order - Business registration certificate represents the

KHANG DIEN HOUSE TRADING AND INVESTMENT JOINT STOCK COMPANY

Notes to the Report on the use of funds raised from bond issuance of the private placement with outstanding debt (continued)

From 01st January 2025 to 31st December 2025

No.	Content	Date	VND 400 billion bond (Bond code: KDHH2125001, new bond code KDH12101) (Release date 14 th June 2021 Maturity date: 14 th June 2025)	VND 800 billion bond (Bond code: KDHH2225001, new bond code KDH12202) (Release date: 23 rd August 2022 Maturity date: 23 rd August 2025)	Total	Documents
						increased charter capital
b	Loan granted to Binh Trung Real Estate Trading Investment Co., Ltd. - Subsidiary	15 th June 2021	90,000,000,000	-	90,000,000,000	- Bank payment order - Loan agreement No. 002/2021/HĐV-KD-BTRUNG dated 15 th June 2021 and appendices.
c	Loan granted to Binh Trung Real Estate Trading Investment Co., Ltd. - Subsidiary	21 st June 2021	70,000,000,000	-	70,000,000,000	- Bank payment order - Loan agreement No. 003/2021/HĐV-KD-BTRUNG dated 21 st June 2021 and appendices.
d	Capital increase at International Consulting Co., Ltd. - Subsidiary	05 th September 2022	-	800,000,000,000	800,000,000,000	- Bank payment order - Business registration certificate represents the increased charter capital
2	Amount spent during year		-	-	-	
3	Amount spent as at 31st December 2025		400,000,000,000	800,000,000,000	1,200,000,000,000	
4	Remaining unused amount as at 31st December 2025		-	-	-	

6.4 Subsequent events

The Company has not any arising other events after the accounting period ended which would require any adjustments to the figures or disclosures in the Report on the use of funds raised from bond issuance.

Ho Chi Minh city, 26th March 2026.

Prepared by 

Chief Accountant

General Director



NGUYEN THI LAN HUONG

DANG THI THUY TRANG

VUONG VAN MINH