NGÂN HÀNG TMCP PHÁT TRIỂN TP.HCM *HCMC DEVELOPMENT J. S COMMERCIAL BANK* Số: 2030/2026/CV-HDBank V/v: Công bố NQ HĐQT về việc thông qua phương án phát hành trái phiếu HDBank ra công chúng *Announcement of BOD's Resolution approving the plan for the public issuance of HDBank Bonds*	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** *THE SOCIALIST REPUBLIC OF VIETNAM* **Độc lập - Tự do - Hạnh phúc** *Independence – Freedom - Happiness* Tp. Hồ Chí Minh, ngày 28 tháng 08 năm 2026 *Ho Chi Minh City, August 28, 2026*

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi: - **Ủy ban Chứng khoán Nhà Nước**
To: State Securities Commission
- **Sở Giao dịch Chứng khoán TP.HCM**
Ho Chi Minh City Stock Exchange

1. **Tên tổ chức: NGÂN HÀNG TMCP PHÁT TRIỂN TP.HCM (HDBANK)**
   Name of organization: Ho Chi Minh City Development Joint Stock Commercial Bank

   - Mã chứng khoán: HDB
     Securities code: HDB
   - Địa chỉ: 25 bis Nguyễn Thị Minh Khai, P. Sài Gòn, Tp.HCM
     Address: 25 Bis Nguyen Thi Minh Khai, Sai Gon Ward, HCMC
   - Điện thoại liên hệ: (028) 62 915 916
     Telephone: (028) 62 915 916
   - Email: info@hdbank.com.vn

2. **Nội dung thông tin công bố:**
   Contents of disclosure:

   Thực hiện nghĩa vụ báo cáo, công bố thông tin của công ty niêm yết theo Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính, Ngân hàng TMCP Phát triển TP.HCM (HDBank) công bố Nghị quyết HĐQT số 17/2026/NQ-HĐQT ngày 27/08/2026 của Hội đồng Quản trị về việc thông qua phương án phát hành, Phương án sử dụng vốn và phương án trả nợ vốn thu được từ đợt chào bán Trái phiếu HDBank phát hành ra công chúng.

   In compliance with the obligation of reporting and information disclosure of listed companies in accordance with Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance, Ho Chi Minh City Development Joint Stock Commercial Bank – HDBank announces Resolution No. 17/2026/NQ-HDQT dated August 27, 2026 on the approval of the Issuance Plan, the Plan for the use of proceeds and repayment Plan for proceeds raised from the public offering of HDBank Bonds.

3. Thông tin này đã được công bố trên trang thông tin điện tử của HDBank vào ngày 28/08/2026 tại đường dẫn:

   The information was published on HDBank's website on August 28, 2026, as in the link:

   Đường dẫn tiếng Việt: https://www.hdbank.com.vn/vi/investor/thong-tin-nha-dau-tu/quan-he-co-dong/cong-bo-thong-tin-thong-tin-khac

   English Link: https://www.hdbank.com.vn/en/investor/thong-tin-nha-dau-tu/quan-he-co-dong/cong-bo-thong-tin-thong-tin-khac

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

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

Nơi nhận/ Recipients:
- *Ủy ban Chứng khoán Nhà nước*
- *State Securities Commission*
- *Sở Giao dịch Chứng khoán Tp.HCM*
- *Ho Chi Minh City Stock Exchange*
- *Lưu: Văn thư*
- *Filed: Administrative Office*

Tài liệu đính kèm/ Attached documents:
- *NQ HĐQT số 17/2026/NQ-HĐQT ngày 27/08/2026*
- *BOD's Resolution No. 17/2026/NQ-HDQT dated August 27, 2026*

NGÂN HÀNG TMCP PHÁT TRIỂN TP.HCM
HCMC DEVELOPMENT J.S.COMMERCIAL BANK
GIÁM ĐỐC TÀI CHÍNH
CHIEF FINANCIAL OFFICER

NGÂN HÀNG TMCP PHÁT TRIỂN TP. HỒ CHÍ MINH
HDBank
Cam kết lợi ích cao nhất
TP. HỒ CHÍ MINH

PHẠM VĂN ĐẨU

NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN PHÁT TRIỂN THÀNH PHỐ HỒ CHÍ MINH

Digitally signed by NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN PHÁT TRIỂN THÀNH PHỐ HỒ CHÍ MINH
Date: 2026.08.28 15:26:29 +07'00'

HDBank Committed to your best returns	**THE SOCIALIST REPUBLIC OF VIETNAM**
	Independence – Freedom - Happiness
	---------*---------**
No: 17/2026/NQ-HĐQT	*Ho Chi Minh City, August 27, 2026*

RESOLUTION

Re: Approval of the Issuance Plan, the Plan for the use of proceeds

and Repayment Plan for proceeds raised from the public offering of HDBank Bonds

THE BOARD OF DIRECTORS

OF HO CHI MINH DEVELOPMENT JOINT STOCK COMMERCIAL BANK

- *Pursuant to the Law on Credit Institutions No 32/2024/QH15 dated January 18, 2024 and its amendments, supplements and implementing instructions;*
- *Pursuant to the Law on Enterprises No 59/2020/QH14 dated June 17, 2020 its amendments, supplements and implementing instructions;*
- *Pursuant to the Law on Securities No 54/2019/QH14 dated November 26, 2019 its amendments, supplements and implementing instructions;*
- *Pursuant to Decree No 155/2020/NĐ-CP dated December 31, 2020 on detailing and guiding the implementation of some articles of the Law on Securities and its amendments, supplements and implementing instructions;*
- *Pursuant to the Charter of Ho Chi Minh Development Joint Stock Commercial Bank (HDBank);*
- *Pursuant to Proposal No 22/2026/TT-TGĐ-ALM dated August 21,2026 of the Chief Executive Officer on issuing, offering HDBank Bonds to the public;*
- *Pursuant to the Minutes on the counting of Board Members' written votes dated August 26, 2026,*

HEREBY RESOLVES:

Article 1. To approve the policy of issuing HDBank Bonds offered to the public (the "**Bonds**") with a maximum par value of VND 20,000,000,000,000 *(In words: Twenty trillion Vietnamese Dong).*

Article 2. To approve the following matters related to the issuance of the Bonds, including:

2.1. The issuance plan for the Bonds according to the Appendix I enclosed ("**Issuance Plan**");

2.2. The plan for the use of proceeds and repayment plan for proceeds raised from the offering of the Bonds according to the Appendix II enclosed ("**Proceeds Using Plan**");

2.3. The centralized registration of the Bonds at the Vietnam Securities Depository and Clearing Corporation ("**VSDC**") and listing registration the Bonds on the Hanoi Stock Exchange ("**HNX**") upon completion of the offering of the Bonds ("**Registration and Listing**").

Article 3. To assign and authorize the Chief Executive Officer to perform related tasks, including:

3.1. Based on the specific situation, to consider and make decisions on performing tasks related to the offering and issuance of the Bonds to the public, including but not limited to:

a. To make decisions on the timing of the public offering of the Bonds;

b. To organize the implementation of the Issuance Plan and the Proceeds Using Plan;

c. To review and make decisions on the specific terms and conditions of the Bonds (the "Bond Conditions");

d. To negotiate, review, make decisions on the content, sign and implement agreements, contracts and documents related to the offering and issuance of the Bonds, including but not limited to: advisory contracts for offering, distribution agency, depository registration consulting, listing consulting; service contracts for bond registration and depository prior to registration of the Bonds; Bondholders' representative contract; Bond purchase contract/agreement signed with each Bond purchaser (if any); and other agreements, contracts and documents relating to the Bonds (hereinafter collectively referred to as the "**Transaction Documents"**) as well as any amendments, supplements, or replacements thereto;

e. To make decisions on the amendment and supplement of the Issuance Plan (except for the matters relating to the type of Bonds offered, the number of Bonds of each type offered, the principles for determining the interest rate of the Bonds, and the tenor of the Bonds) and the Transaction Documents (if any) as required by competent State authorities, and to execute procedures related to the registration of the public offering of the Bonds;

f. To make decision on the supplement, amendment, and adjustment of the contents of the Bond Offering Prospectus (including the Bond Conditions) and the dossiers for registration of the public offering of the Bonds as required by competent State authorities during the registration of the public offering of the Bonds, ensuring compliance with applicable regulations on the authority in relation to the issuance of the Bonds;

g. To make decisions on expenses related to the issuance of the Bonds in accordance with the HDBank's regulations; and

h. To make decisions on other matters related to the Bonds (if any) in order to execute the public offering of the Bonds in compliance with applicable laws and HDBank's regulations.

3.2. Based on the specific situation, to consider and make decisions on performing tasks related to the Registration and Listing; changing and/or the de-registration and delisting in accordance with regulations, including but not limited to:

a. To make decisions on and sign the dossiers, documents to submit to the competent State authorities related to the Registration and Listing in accordance with applicable laws;

b. To work and provide explanations to competent authorities and relevant entities in respect of the Registration and Listing dossiers and other matters related to the Registration and Listing; and

c. To make decisions on and perform other necessary tasks (if any) in order to complete the Registration and Listing at VSDC and HNX.

3.3. To make decisions on and execute tasks arising in the terms of the Bonds in accordance with applicaple laws and HDBank's regulations in order to complete (i) the registration of the public offering of the Bonds; (ii) the issuance, offering, distribution and transfer of the Bonds; (iii) the Registration and Listing; and (iv) the disclosure of information and reporting requirements relating to the Bonds.

3.4. To be authorized to sub-delegate the performance of the assigned tasks to other persons, while remaining responsible for reporting to the Board of Directors on the results upon completion of each Bond offering tranche and upon fulfillment of the obligations relating to the Bonds.

Article 4. This Resolution shall take effect from the signing date.

Members of the Board of Directors, Board of Management, relevant Divisions/ Departments/Units and individuals are responsible for the implementation of this Resolutions.

FOR AND ON BEHALF OF

THE BOARD OF DIRECTORS

CHAIRMAN

(Signed and sealed)

KIM BYOUNGHO

Recipients:
- *The BOS, Internal Audit Dep;*
- *As in Article 4;*
- *HDBank's Website – Investors;*
- *Filed at the Leadership Office.*

<u>**APPENDIX I**</u>

ISSUANCE PLAN OF HDBANK BONDS OFFERED TO THE PUBLIC

(Attached to the Resolution No. 17/2026/NQ-HĐQT dated August 27, 2026

of the Board of Directors of Ho Chi Minh City Development Joint Stock Commercial Bank)

This bond issuance plan ("**Issuance Plan**") serves as the basis for the public offering of non-convertible, non-warrant, unsecured bonds denominated in Vietnamese Dong, which constitute subordinated debt and satisfy all conditions to be included in the Tier 2 capital of the Issuer in accordance with applicable laws, with a maximum par value of VND 20,000,000,000,000 *(In words: Twenty trillion Vietnamese Dong)* ("**Bonds**"). This Issuance Plan sets forth the primary terms and conditions of the Bonds and and the key contents of the Bond offering. The specific terms and conditions of the Bonds and other details of the Bond offering will be specified in the terms and conditions of the Bonds ("**Bond Conditions**") as well as contracts, agreements and other documents executed by or on behalf of the Issuer for the purpose of offering the Bonds.

I. GENERAL INFORMATION OF THE BOND ISSUER:

1. General information:

- Name of Issuer (full name): Ho Chi Minh City Development Joint Stock Commercial Bank ("**HDBank**" or "**Issuer**").
- Head office: 25Bis Nguyen Thi Minh Khai Street, Sai Gon Ward, Ho Chi Minh City
- Phone: (028) 62915916 Fax: (028) 62915900
- Website: <u>www.hdbank.com.vn</u>
- Charter capital: VND 50,052,763,230,000 *(According to Decision No. 4065/QD-NHNN issued by the State Bank of Vietnam on December 30, 2025 regarding the amendment of Charter Capital in the Establishment and Operation License of Ho Chi Minh City Development Joint Stock Commercial Bank).*
- Stock ticker: HDB
- License of establishment and operation No. 26/GP-NHNN dated February 12, 2020 and its amending and supplementing decisions.

2. Main business activities:

Other monetary intermediary activities (Industry code: 6419)

Main products/services:

- Commercial banking activities: including capital mobilization, credit, foreign exchange trading and payment services, other commercial banking business and services;
- Retail banking activities: focusing on serving all classes of people, developing capital mobilization/lending/payment products and services to meet the financial needs of individuals; developing card products.

3. Financial situation and operating results over the years:

3.1. Key financial indicators and operating results:

Some financial indicators of the Issuer for the 2 consecutive years preceding the offering registration year and up to the current period are as follows:

Unit: billion VND

Indicators	2024		2025		06 months 2026	
	Consolidated	**Separate**	**Consolidated**	**Separate**	**Consolidated**	**Separate**
Owner's capital	87,255	82,053	117,422	110,789	124,476	105,096
Total assets	697,366	684,976	931,104	913,235	1,045,435	1,016,131
Interest and similar income	57,996	51,954	67,992	61,577	43,585	39,784
Credit risk provision expenses	5,321	2,254	9,748	6,784	3,828	2,025
Profit before tax	16,730	15,695	21,346	19,645	13,202	10,920
Profit after tax	13,248	12,457	17,074	15,664	10,700	8,724
Return on Average Equity (ROE)	25.71%	25.63%	25.30%	24.64%	25.40%	22.36%
Loan to Deposit ratio (LDR)	70.95%	68.48%	68.79%	66.96%	72.89%	70.07%
Capital Adequacy Ratio (CAR)	14.03%	13.61%	16.72%	16.37%	14.27%	12.77%
Non-performing Loan Ratio (*)	1.48%	1.28%	1.66%	1.50%	2.08%	1.95%

(*) Non-performing loan ratio is calculated in accordance to Circular No. 31/2024/TT-NHNN dated June 30, 2024 issued by the State Bank of Vietnam.

Source: HDBank's audited separate and consolidated financial statements for the years 2024 and 2025, and HDBank's separate and consolidated financial statements for the second quarter of 2026; HDBank

3.2. ***Principal and interest payment of issued bonds in the 3 consecutive years prior to this issuance:*** For the 03 (three) consecutive years prior to the Bond offering and up to the issuance of this Issuance Plan, HDBank has fully and punctually paid all principal and interest due on previously issued and matured bonds, and no disputes or litigation have arisen regarding the bonds issued by HDBank.

3.3. ***Payment of due debts:*** HDBank commits that the Bank does not have any debts overdue for more than 01 (one) year and has fulfilled its financial obligations to the State.

3.4. Auditor's opinion on financial statements

HDBank's separate and consolidated financial statements for: (i) the year 2024 were audited by PwC (Vietnam) Limited; and (ii) the year 2025 were audited by Deloitte Vietnam Audit Company Limited. The opinions of the audit firms on the audited financial statements for 2024 and 2025 were all unmodified opinions, specifically as follows:

- **Audited Financial Statements for 2024:**
  - Audited separate Financial Statements for 2024:

    The Auditors' Opinion according to Independent Auditor's Report No. HCM16977 dated March 31, 2025: "In our opinion, the separate financial statements present fairly, in all material respects, the separate financial position of the Bank as at 31 December 2024, the results of its separate financial performance and its separate cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of the separate financial statements applicable to credit institutions operating in Vietnam."

  - Audited consolidated Financial Statements for 2024:

    The Auditors' Opinion according to Independent Auditor's Report No. HCM16978 dated March 31, 2025: "In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Bank as at 31 December 2024, the results of its consolidated financial performance and its consolidated cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and regulations on the preparation and presentation of the separate financial statements applicable to credit institutions operating in Vietnam."

- **Audited Financial Statements for 2025:**
  - Audited separate Financial Statements for 2025:

    The Auditors' Opinion according to Independent Auditor's Report No. 1034/VN1A-HN-BC dated March 31, 2026: "In our opinion, the separate financial statements present fairly, in all material respects, the separate financial position of the Bank as at 31 December 2025, and of its separate financial performance and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to separate financial reporting."

    Other matters: "The separate financial statements of the Bank for the year ended 31 December 2024 were audited by another auditor who expressed an unmodified opinion on those statements on 31 March 2025."

  - Audited consolidated Financial Statements for 2025:

    The Auditors' Opinion according to Independent Auditor's Report No. 1035/VN1A-HN-BC dated March 31, 2026: "In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Bank as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to consolidated financial reporting."

    Other matters: "The consolidated financial statements of the Bank for the year ended 31 December 2024 were audited by another auditor who expressed an unmodified opinion on those statements on 31 March 2025."

II. PURPOSE OF THE BOND ISSUANCE

The Issuer plans to use all proceeds from the bond issuance to supplement Tier 2 capital, improve safety ratios in banking operations according to regulations of the State Bank of Vietnam, and serve HDBank's customer lending needs.

III. PRIMARY TERMS AND CONDITIONS OF BONDS

1. **Issuer:** Ho Chi Minh City Development Joint Stock Commercial Bank.
2. **Bond name**: HDBank Bonds offered to the public.
3. **Bond type:** Non-convertible, non-warrant, unsecured Bonds which constitute subordinated debt and satisfy all conditions to be included in the Tier 2 capital of the Issuer in accordance with applicable laws.
4. **Currency of issuance and payment:** Vietnamese Dong (VND).
5. **Face value:** VND 100,000/Bond (One hundred thousand Vietnamese Dong)/Bond.
6. **Offer price:** equal to 100% of the Bond's face value, equivalent to VND 100,000 (One hundred thousand Vietnamese Dong)/Bond.
7. **Bond method:** The Bonds are to be issued in the form of book entries, and/or electronic data, with the issuance of a Certificate of Ownership of the Bonds (upon request) or other forms as required by applicable laws or rules of the Vietnam Securities Depository and Clearance Corporation ("VSDC"), Hanoi Stock Exchange ("HNX"), and relevant regulatory authorities.
8. **Target investors:** Domestic and foreign individuals and organizations.
9. **Issuance method:** Public offering via (i) Direct offering at the Head Office, Branches/Transaction Offices of HDBank and/or (ii) Offering through Bond Issuing Agency is Saigon – Hanoi Securities JSC.
10. **Issuance Locations:** At the Head Office, Branches, Transaction Offices of HDBank and/or Issuing Agency.
11. **Bond tenors:** 07 years or 08 years.

No.	Tranche	Bond code	Tenor
1	Tranche 1	HDBC7Y26L201	07 years
		HDBC8Y26L201	08 years
2	Tranche 2	HDBC7Y26L202	07 years
		HDBC8Y26L202	08 years
3	Tranche 3	HDBC7Y26L203	07 years
		HDBC8Y26L203	08 years

12. **Expected issue date:**

Total registered offering volume will be split into 03 (three) Tranches after HDBank obtains Certificate of Registration for Public Offering of Bonds by the State Securities Commission ("SSC").

The Bond Issuance Date shall be the closing date of the respective offering tranche ("Issue Date").

13. Exercisable date of redemption:

For 7-year tenor: Exactly 02 years from the Issue Date.

For 8-year tenor: Exactly 03 years from the Issue Date.

14. Offering volume and Aggregate value: The total number of Bonds offered is 200,000,000 *(Two hundred million)* Bonds, equivalent to a total offering value (at par) of VND 20,000,000,000,000 *(Twenty trillion Vietnamese Dong)*, divided into 03 *(three)* Tranches as follows:

No	Tranche	Bond code	Number of Bonds registered for offering (Bonds)	Value of Bonds registered for offering at par value (VND)
1	Tranche 1	HDBC7Y26L201	50,000,000	5,000,000,000,000
		HDBC8Y26L201	50,000,000	5,000,000,000,000
2	Tranche 2	HDBC7Y26L202	30,000,000	3,000,000,000,000
		HDBC8Y26L202	30,000,000	3,000,000,000,000
3	Tranche 3	HDBC7Y26L203	20,000,000	2,000,000,000,000
		HDBC8Y26L203	20,000,000	2,000,000,000,000
TOTAL			**200,000,000**	**20,000,000,000,000**

Tranche 2 and Trance 3 shall only be conducted upon completion of the preceding tranche. In case the preceding Tranche has not distributed all the registered Bonds, unsubscribed bonds from a preceding tranche shall be rolled over into the subsequent tranche. The gap between consecutive tranches shall not exceed 12 (twelve) months.

15. Expected offering timeline: From Quarter IV/2026 to Quarter IV/2027, after HDBank obtains Certificate of Registration for Public Bond Offering by the State Securities Commission, specifically as follows:

No	Tranche	Bond code	Expected offering period
1	Tranche 1	HDBC7Y26L201	Quarter IV/2026 - Quarter I/2027
		HDBC8Y26L201	
2	Tranche 2	HDBC7Y26L202	Quarter II/2027 - Quarter III/2027
		HDBC8Y26L202	
3	Tranche 3	HDBC7Y26L203	Quarter III/2027 - Quarter IV/2027
		HDBC8Y26L203	

Specific issuance timing shall be determined by HDBank's Chief Executive Officer.

16. Distribution period: expected minimum of 20 *(twenty)* days to a maximum of 90 *(ninety)* days pursuant to legal regulations (excluding extension periods, if applicable).

17. Expected interest rate:

The Bond Interest Rate (“**Interest Rate**”) is a floating interest rate, determined by the following formula:

Interest rate = Reference interest rate + Margin

<u>*In which:*</u>

- “**Margin**” determined depending on the Bond tenor and is maximum 3.30% per annum (Three point three percent per annum). The margin of each Bond will be decided by the Chief Executive Officer of HDBank before implementing each Phase in accordance with the market situation at the time of issuance.
- “**Reference interest rate**”: used to determine the Interest Rate for each Interest Period, the average interest rate of personal savings deposits in Vietnamese Dong, term of 12 months, paying interest at the end of the period published on the official website of four (04) Vietnamese commercial banks including: Vietnam Joint Stock Commercial Bank for Industry and Trade, Joint Stock Commercial Bank for Investment and Development of Vietnam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Bank for Agriculture and Rural Development (each of these banks is referred to as the “Reference Bank”) at the Interest Rate Determination Date. In case the website shows multiple locations/regions, the local interest rate where head offices of Reference Banks allocated, will be preferred. For clarity, the Reference Interest Rate, if not an integer, will be rounded to four decimal places after comma.
- “**Interest Period**”: Periodically every 01 year from the issuance date.
- “**Interest Rate Determination Date**”: (i) for the first Interest Period, the start date of receiving purchase applications for the First Interest Period of each offering tranche; or (ii) for subsequent Interest eriods, the 7th (seventh) working day before the first day of each Interest Period.

18. Principal and interest payment method:

- Bond principal: To be paid in a lump sum at maturity date, or at early redemption date or on another maturity date according to the Bond Conditions (if any).
- Bond interest: To be paid in arrears, periodically 01 (One) year/time on the anniversary dates of the Issue Date, or paid together with the bond principal on the early redemption date in accordance with the Bond Conditions (if any).
- HDBank reserves the right to suspend interest payments and accumulate them into the following year if making interest payments results in a net operational loss for that fiscal year.

19. Bond payment priority order:

- The Bonds establish the direct debt repayment obligation of the Issuer. Bonds issued in the same issuance at all times have equal priority of payment, no Bonds have priority of payment over any other Bonds.
- In the event of liquidation, bankruptcy, or dissolution of the Issuer, the Bonds shall rank junior in payment priority to all existing and future secured and unsecured obligations and debts of all other creditors (who are not subordinated creditors of the Issuer) of the Issuer.

20. Early redemption:

a. Early Redemption on Exercisable date of redemption:

The Issuer has the right (but not the obligation) to redeem all, but not part of, the Bonds on the Exercisable date with current regulations on on the basis of ensuring compliance with and conformity with regulations on safety ratios in banking operations under current law. The redemption price of each Bond will be equal to the par value. In such event, Bondholders shall be obligated to sell back all of the Bonds currently held by them to the Issuer.

b. Early Redemption by agreement:

The Issuer may propose to redeem the Bonds from any Bondholder and at any price at any time, by any methods in accordance with applicable law, provided that after performing the redemption, the safety limits and indicators of the Issuer are guaranteed as prescribed by the State Bank of Vietnam. Bondholder is entitled to decide on the resale of Bonds to the Issuer. The offer to redeem the Bonds is made publicly available to all Bondholders.

c. Early Redemption upon Event of Default:

The Issuer shall be required to unconditionally redeem all outstanding Bonds prior to maturity upon the demand of Bondholders upon the occurrence of any Event of Default, details of which are specified in the Bond Conditions.

For the avoidance of doubt, in all cases of early Bond redemption in Section 20, the Issuer shall only redemption Bonds early provided that, following such redemption , the Bank still ensures its compliance with and is in accordance with the regulations on safety ratios in banking operations under current laws. Details of the terms of Bond repurchase are specified in the Bond Conditions.

21. Rights related to the Bonds:

- Bonds establish the unsecured direct debt repayment obligations of the Issuer, are eligible to be included in the Issuer's Tier 2 capital;
- In the event of liquidation, bankruptcy or dissolution of HDbank, the Bondholders will only be paid after HDBank has paid all other creditors;
- HDBank reserves the right to suspend interest payments and accumulate them into the following year if making interest payments results in a net operational loss for that fiscal year;
- During the tenor of the Bonds, the Bondholders shall not be entitled to exercise any right to demand payment under the Bonds to deduct any of their own financial obligations owed to HDBank or to any third party;
- Other rights and obligations of the Bonds are specified in Bond Conditions.

22. Right of Bondholders:

- To receive full and punctual payments of principal, interest from the Issuer as and when due, and to be guaranteed the exercise all attached rights (if any) in accordance with the relevant Bond Documents;
- To transfer, gift, donate, bequeath, discount the Bonds and use the Bonds as collateral in civil and commercial relations in accordance with current law;

- To attend, give opinions and vote at the Bondholders' Conference on issues related to Bonds;
- Other rights in accordance with applicable laws and Bond Conditions.

23. **Advisory agent**: Saigon – Hanoi Sercurities JSC.
24. **Distribution agent**: Saigon – Hanoi Sercurities JSC.
25. **Initial Registration & Depository Agent**: HD Securities Joint Stock Company.
26. **Bondholder's representative:** Saigon – Hanoi Sercurities JSC.
27. **Registration and Listing:** All successfully offered Bonds will be centrally registered at VSDC and listed at HNX in accordance with current laws.
28. **Other conditions and commitments related to the Bonds:** specificied in the Bond Conditions and decided by the Chief Executive Officer of the Issuer.
29. **Amendments and supplements:** Amendments and supplements to this Issuance Plan (excluding provisions on bond type to be offered, total offering quantity for each bond type, principles for interest rate determination, and bond term) will be made according to the decision of the Chief Executive Officer of the Issuer.
30. **Governing law**: Vietnamese law.

APPENDIX II

PLAN FOR USE OF PROCEEDS AND REPAYMENT PLAN FOR PROCEEDS RAISED FROM THE PUBLIC OFFERING OF HDBANK BONDS

(Attached to Resolution No. 17/2026/NQ-HĐQT dated August 27, 2026

of the Board of Directors of Ho Chi Minh City Development Joint Stock Commercial Bank)

I. PLAN FOR USE OF PROCEEDS RAISED FROM THE BOND OFFERING:

The Issuer plans to use all proceeds from the Bond offering to supplement Tier 2 capital, improve safety ratios in banking operations according to regulations of the State Bank of Vietnam, and serve HDBank's customer lending needs, specifically as follows:

1. Plan to use proceeds from Tranche 1:

No.	Allocation of proceeds by sector	Quarter IV/2026 – Quarter I/2027
1	Manufacturing	1,000
2	Agriculture, rural areas	1,000
3	Consumption	3,000
4	Trade, services	5,000
Total		**10,000**

2. Plan to use proceeds from Tranche 2:

No.	Allocation of proceeds by sector	Quarter II/2027 – Quarter III/2027
1	Manufacturing	600
2	Agriculture, rural areas	600
3	Consumption	1,800
4	Trade, services	3,000
Total		**6,000**

3. Plan to use proceeds from Tranche 3:

No.	Allocation of proceeds by sector	Quarter III/2027 – Quarter IV/2027
1	Manufacturing	400
2	Agriculture, rural areas	400
3	Consumption	1,200
4	Trade, services	2,000
Total		**4,000**

The actual disbursement plan (including disbursement amount, timing, and capital allocation sectors) shall depend on the volume of successfully issued Bonds in each Tranche. In the event that the Bonds offered in a preceding Tranche are not fully subscribed as planned, the plan for use of proceeds for such preceding Tranche shall be reallocated across the respective capital allocation sectors in proportion to the ratio of successfully offered Bonds to total registered offering Bonds. Any remaining balance of the plan for use of proceeds for the preceding Tranche following such reallocation shall be carried forward to the plan for use of proceeds of the subsequent Tranche, corresponding to each capital allocation sector.

In the event that the expected proceeds from the Bond Offering are insufficient to fulfill all intended purposes under the plan, HDBank may utilize and allocate funds from other capital mobilization channels, such as accepting deposits from individuals and organizations, issuing other valuable papers, etc., in accordance with applicable laws to ensure and satisfy maximum lending needs while maintaining capital balance goals and ensuring safe, efficient capital utilization at HDBank.

II. THE PLAN FOR REPAYMENT OF PROCEEDS FROM THE BOND OFFERING:

1. Source of debt repayment:

- Payment of interest and principal bond: The Issuer plans to use the funds collected from principal and interest payments made by customers on disbursements/loans funded by the proceeds of the Bond offering to pay principal and interest to Bondholders, except where interest payments would cause the Issuer to incur a net loss in the fiscal year in which such interest falls due, the Issuer reserves the right to suspend the interest payment when due and carry forward the accumulated interest to the following year.

  The Issuer expects that the funds collected from principal and interest payments made by customers on disbursements/loans funded by the proceeds of the Bond offering will ensure full and timely payment of interest and principal of the Bonds to the Bondholders throughout the Bond tenor, specifically as follows:

Unit: billion VND

Debt collection period (*)	Expected output interest rate (Min.) (%/year) (**)	Balance at the beginning of the period	Expected receivable interest	Principal paid in period	Total Expected Principal + Interest Receivable	Balance at the end of the period
1	11.00%	20,000	2,200	-	2,200	20,000
2	11.00%	20,000	2,200	-	2,200	20,000
3	11.00%	20,000	2,200	-	2,200	20,000
4	11.00%	20,000	2,200	-	2,200	20,000
5	11.00%	20,000	2,200	-	2,200	20,000
6	11.00%	20,000	2,200	-	2,200	20,000

Debt collection period (*)	Expected output interest rate (Min.) (%/year) (**)	Balance at the beginning of the period	Expected receivable interest	Principal paid in period	Total Expected Principal + Interest Receivable	Balance at the end of the period
7	11.00%	20,000	2,200	10,000	12,200	10,000
8	11.00%	10,000	1,100	10,000	11,100	-
TOTAL			**16,500**	**20,000**	**36,500**	

(*) Reported on an annual basis (exactly 01 year) from the Bond Issue Date;

(**) The expected output interest rate is based on the characteristics of the expected lending sectors, regulations and internal lending policies of HDBank in each period, according to the principle: Expected output interest rate = capital mobilization costs (including bond issued interest rate, other costs (administrative, human resources, allocation management, ...)) + minimum margin of 1.00 % per annum.

- In case the funds collected from principal and interest payments made by customers on disbursements/loans funded by the proceeds of the Bond offering is insufficient to pay the interest and principal of the Bond to investors, The Issuer expects to use the other mobilized capital, self-accumulated capital, business operating profits, other legal revenue sources and HDBank's financial potential to ensure full payment of Bond principal and interest or to redeem the Bonds prior to maturity.

2. Debt repayment schedule:

According to the Issuer's business plan, cash flows generated from the Issuer's operations after deducting operating expenses will remain sufficient to ensure full payment of interest and principal, including existing outstanding debt and the Bonds proposed to be offered. The table below illustrates The Issuer's expected repayment plan for each Tranche, assuming no early redemption of the Bonds occurs, specifically as follows:

Unit: billion VND

Payment period (*)	Expected bond coupon (maximum) (%/year) (**)	Balance at the beginning of the period	Expected payable interest	Principal to be paid in period	Total Expected Principal + Interest Payable	Balance at the end of the period
1	9.20%	20,000	1,840	-	1,840	20,000
2	9.20%	20,000	1,840	-	1,840	20,000
3	9.20%	20,000	1,840	-	1,840	20,000
4	9.20%	20,000	1,840	-	1,840	20,000
5	9.20%	20,000	1,840	-	1,840	20,000

Payment period (*)	Expected bond coupon (maximum) (%/year) (**)	Balance at the beginning of the period	Expected payable interest	Principal to be paid in period	Total Expected Principal + Interest Payable	Balance at the end of the period
6	9.20%	20,000	1,840	-	1,840	20,000
7	9.20%	20,000	1,840	10,000	11,840	10,000
8	9.20%	10,000	920	10,000	10,920	-
TOTAL			**13,800**	**20,000**	**33,800**	

(*) Payment period is one year from the date of issued Bonds;

(**) The Bond interest rate is assumed to remain unchanged during the issuance of the Bonds, referencing the interest rates of Reference Banks, including Vietnam Joint Stock Commercial Bank for Industry and Trade, Joint Stock Commercial Bank for Investment and Development of Vietnam, Joint Stock Commercial Bank for Foreign Trade of Vietnam, Vietnam Bank for Agriculture and Rural Development as of August 21th,2026 +maximum margin of 3.30% per annum.