

No: 3001.6/2023/KBC-CK

Bac Ninh, January 30th, 2023

PERIODIC INFORMATION DISCLOSURE

- To:**
- State Securities Committee;
 - Ho Chi Minh Stock Exchange;
 - Hanoi Stock Exchange;
 - Esteemed Shareholders.

1. Name of organization: Kinh Bac City Development Holding Corporation

- Securities code: KBC
- Bond code: KBC121020
- Address: Lot B7, Que Vo Industrial Park, Phuong Lieu Commune, Que Vo District, Bac Ninh Province, Vietnam
- Tel: (0222) 3634034
- Fax: (0222) 3634035
- E-mail: info@kinhbaccity.vn
- Website: <http://www.kinhbaccity.vn>

2. Content of disclosure:

Pursuant to the guidance in Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance providing guidelines on disclosure of information on the securities market, Kinh Bac City Development Holding Corporation (KBC) would like to explain the difference in profit of the Financial statements for the fourth quarter of 2022 compared to the same period in 2021 as below:

Items	4th Quarter/2022	4th Quarter/2021	Difference	% Increase/ (Decrease)
(Loss)/ Profit after tax – Consolidated Statements	(539,690,071,934)	618,603,837,465	(1,158,293,909,399)	(187)
Profit after tax – Separate Statements	1,028,226,034,415	28,473,434,741	999,752,599,674	3,511

- Consolidated loss in the fourth quarter of 2022 was VND 539.69 billion (of which the loss belonged to parent company shareholders was VND 482.39 billion), decreasing VND 1,158.29 billion compared to the same period in 2021 (consolidated profit after tax in the fourth quarter of 2021 was 618.6 billion dong). However, the gross profit after tax in 2022

still reached VND 1,595.67 billion, increasing 18% compared to the profit in 2021. The reason for the decline in the profit of the consolidated statements in the fourth quarter of this year compared to the same period last year is because:

- In 2022, the Company signed to lease 107ha of industrial park land with a total value of nearly VND 3,540 billion, attracting many large foreign investors. In Quang Chau Industrial Park, Bac Giang province, the total area of the signed industrial park land for lease is 77.4 hectares, which worth VND 2,460 billion. In particular, the company has signed a leasing contract of 49.6 hectares of land for the project "Fulian Precision Technology Factory" with investor Ingrasys (Singapore) Pte. Ltd under Foxconn - a Taiwanese corporation in Quang Chau Industrial Park with total value worth over VND 1,624 billion. This is a huge international investor specializing in manufacturing electronic products for Apple and will continue to expand the project in the near future. At Nam Son Hap Linh Industrial Park, the company has signed leasing contracts of 30 hectares with a value of VND 981 billion. However, because some foreign investors have not yet been granted investment licenses, they were not able to be handed land over in 2022, so sales revenue will be transferred to recognize in 2023. In total, these contracts shall bring a gross profit of more than VND 1,800 billion for KBC in 2023.

At the beginning of 2023, the People's Committee of Bac Giang province awarded the business registration certificate to Fulian Co., Ltd, which is the company implementing projects for Ingrasys (Singapore) investor under Foxconn in Quang Chau Industrial Park, so the revenue will be recognized in this year 2023.

- In 2023, under determination to implement the business plan set out in the Resolution of the General Meeting of Shareholders, the company is focusing maximum resources on completing the handover procedure to customers and recognize profits in the Phuc Ninh Urban Area, Bac Ninh city. This is a rare urban area in the center of Bac Ninh City that has completed the infrastructure for the subdivisions which were signed the agreement, while the newly licensed projects at this time are very limited. As of December 31, 2022, the total value of agreements signed with customers (including land and raw construction) excluding VAT was VND 1,579 billion. It is estimated that the company could record a gross profit of more than VND 700 billion from these signed agreements.

With the available land fund (the total industrial land currently managed by KBC is about 6,700 hectares), the company is focusing on promoting infrastructure construction, site clearance and attracting investors, etc. According to Savills – an international valuation company, the Vietnamese sector of industrial parks still has a highly potential growth in 2023, especially in terms of lease pricing, although it increased by about 20-30% in 2022 due to demand of transition of factories of global corporations into Vietnam.

- Separate after-tax profit in the fourth quarter in 2022 was VND 1,028.23 billion, which was an increase of VND 999.75 billion compared to the same period in 2021 (separate after-tax profit in the fourth quarter of 2021 was VND 28.47 billion). The reason for the growth was mainly due to the fact that in the period KBC recognized dividend income distributed from subsidiaries.

3. This information has been published on the company's website on January 30, 2023 at the link <http://www.kinhbaccity.vn>.

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

**On behalf of KINH BAC CITY DEVELOPMENT
HOLDING CORPORATION**

Authorized person to disclose information

Deputy General Manager

(signed and stamped)

Pham Phuc Hieu