

No: 2905.2/2023/KBC-CV

Bac Ninh, May 29th, 2023

EXTRAORDINARY INFORMATION DISCLOSURE

To:

- State Securities Committee;
- Ho Chi Minh Stock Exchange;
- Hanoi Stock Exchange;
- Vietnam Securities Depository
- 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 Ward, Que Vo Town, 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 current regulations on information disclosure on the securities market, Kinh Bac City Development Holding Corporation (KBC) would like to disclose information **on the time, place, agenda of The 2023 Annual General Meeting of Shareholders of the Corporation and related contents** as follows:

- i. Official notice of meeting of The 2023 AGM No.0106.3/2023/KBC-CK dated 01/06/2023 (*Details of content and documents of The 2023 Annual General Meeting of Shareholders of the Corporation will be posted at website: www.kinhbaccity.vn no later than 02/06/2023 and be updated and supplemented before the opening date of the General Meeting of Shareholders (if any)*);
- ii. The agenda of the 2023 AGM;
- iii. The BOD's Resolution No. 0106.1/2023/KBC/NQ-HDQT dated 01/06/2023 approving the agenda and draft documents submitted to The 2023 AGM;
- iv. The BOD's Resolution No. 0106.2/2023/KBC/NQ-HDQT dated 01/06/2023 approving the Business plan for 2023;
- v. Meeting invitation;
- vi. The power of attorney.

The full text of the Meeting Invitation, the Resolutions of the BOD and related documents are attached to this official letter.

3. This information was published on the company's website on June 01st, 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.

Attachments:

Full documents of section 2

**ON BEHALF OF KINH BAC CITY DEVELOPMENT
HOLDING CORPORATION**

Person to disclose informaion

Chairman of the BOD



Dang Thanh Tam

No.: 0106.3/2023/KBC-CK
Re: Announcement of time, venue of the
2023 AGM

Bac Ninh, June 1st, 2023

OFFICIAL NOTICE OF MEETING

- Dear:**
- Shareholders of Kinh Bac City Development Holding Corporation;
 - State Securities Committee;
 - Ho Chi Minh City Stock Exchange;
 - Ha Noi Stock Exchange;
 - Vietnam Securities Depository.

The Board of Directors (BOD) of **Kinh Bac City Development Holding Corporation** sincerely invite our valued shareholders in the list of shareholders finalized on May 29th, 2023 to attend The 2023 Annual General Meeting of Shareholders (AGM). The details are as follows:

- 1. Time: From 09h00, Friday, June 23rd 2023** (Registration from 08h15)
- 2. Location:** The Corporation's Headquarter - Lot B7 - Que Vo Industrial Park - Phuong Lieu Ward - Que Vo Town - Bac Ninh Province.
(2nd floor – Kinhbac Club, with instructions from the Organizing Committee at the Head Office Building)

3. Form of organizing the Meeting: The Meeting will take place at the aforementioned location, Virtual Meeting and electronic voting.

4. Content: The 2023 AGM discuss and vote on the contents in the agenda of The 2023 Annual General Meeting of Shareholders attached.

5. Meeting documents:

The content and related documents of the 2023 AGM will be available on the website: www.kinhbaccity.vn no later than June 2nd 2023 and will be updated until the opening of AGM (if any).

6. Shareholders choose one of the these following attendance methods:

- Attending in person or authorizing another person (The legal power of attorney¹ or the attached form);
- Electronic Voting and attending directly/online (use the account and password mentioned in this Meeting invitation).

For shareholders who do not attend the meeting directly, please send the proposals and questions that need to be resolved to the Presidium **before the AGM starts:**

Tel: 0243.734.6889/ Extension: 123 Email: kinhbac.kbc@gmail.com

Shareholders and the legal representative of Shareholders attending the Meeting must bring legal documents (ID/Passport) and the original authorization letter with signatures of both parties (if any). In case of authorizing to the Chairman of the BOD, please send the Authorization letter to the Corporation's Headquarter or email to the address above.

7. The log in information for the Virtual Meeting and electronic voting:

Shareholders can attend the Virtual Meeting and electronic meeting at the website: <https://ezgsm.fpts.com.vn> according to the login information in the notice of meeting invitation.

Best regards!

Recipients:

- As above
- KBC's Admin

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



TỔNG CÔNG TY
PHÁT TRIỂN
ĐÔ THỊ
KINH BẮC
-CTCP
TỈNH BẮC NINH

DANG THANH TAM

¹ According to Clause 2, Article 144 of the Law on Enterprises No. 59/2020/QH14

**AGENDA FOR THE 2023 ANNUAL GENERAL MEETING OF SHAREHOLDERS
KINH BAC CITY DEVELOPMENT HOLDING CORPORATION**

Time : 09h00, Friday, June 23rd, 2023

Location: The Corporation’s Headquarter , Lot B7 - Que Vo Industrial Park - Phuong Lieu Ward - Que Vo Town - Bac Ninh Province.

(2nd floor – Kinhbac Club, with instructions from the Organizing Committee at the Head Office Building)

Anticipated time	Contents	Person in charge
08h15-09h00	Checking-in for shareholders and distributing Meeting’s documents	The Organing Committee
09h00-09h15	Announcing shareholders’s eligibility result; Inaugurating the AGM	Head of Shareholders’s Eligibility Committee
09h15-09h25	Presenting the Presidium, the Secretariat and approving the Vote Counting Committee	The Organizing Committee
09h25-09h40	Approving the AGM’s agenda and the regulations of operating and voting	Secretariat
09h40-10h40	<ul style="list-style-type: none"> Reporting on the performance in 2022 – plan for 2023 and reporting on the implementation the Resolutions of the 2022 AGM; Reporting on business performance of the Executive Board in 2022 and plan for 2023; Reporting on the supervisory activities of the Supervisory Board in 2022; 	The Presidium
	<ul style="list-style-type: none"> Approving on 2022 Audited financial reports; 	
	<ul style="list-style-type: none"> Selection of the independent auditing company for 2023; 	
	<ul style="list-style-type: none"> Approving the Remuneration payment for the Board of Directors, Supervisory Board, the salary – bonus for The Head of Supervisory Board in 2022; 	
	<ul style="list-style-type: none"> Approving on the plan of remuneration, salary - bonus and operation expenses for BOD, BOS in 2023; 	
	<ul style="list-style-type: none"> Approving related transactions in 2022, Approving on the transaction policy between related parties arising in 2023 until the next General meeting of shareholders in 2024; 	
	<ul style="list-style-type: none"> Approving on altering the Corporation’s Charter; 	
	<ul style="list-style-type: none"> Approving on the plan to distribute profit after tax in 2022; Other contents under the GMS’s authority (If any). 	
10h40-11h00	Discussing on the reports and statements and voting session	The Presidium
11h00-11h15	Break	
11h15-11h30	Announcing the voting results	Head of the Vote Counting Committee
11h30-11h40	Announcing the Minutes and draft Resolution of the GMS.	Head of Secretariat
11h40-11h50	Approving the Meeting Minutes and GMS’ Resolution	
11h50-12h00	Concluding the meeting.	The Presidium
12h00-13h00	Lunch Party	

No: 0106.1/2023/KBC/NQ-HĐQT

Bac Ninh, June 1st, 2023

RESOLUTION OF BOARD OF DIRECTORS

(About: Approving on agenda and drafted documents of
The 2023 Annual General Meeting of Shareholders)

THE BOARD OF DIRECTORS KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

Persuant to:

- ✓ *The Law on Enterprises No. 59/2020/QH14 dated June 17th, 2020;*
- ✓ *The Business Registration Certificate No. 2300233993 first registered on March 27th, 2002, registered for the 19th change on April 21st, 2023 of Kinh Bac City Development Holding Corporation by the Department of Planning and Investment of Bac Ninh province;*
- ✓ *The charter of Kinh Bac City Development Holding Corporation;*
- ✓ *The Board of Directors' Meeting minutes No. 0106/2023/KBC/BB-HĐQT dated June 1st 2023 about Approving on agenda and drafted documents of the 2023 Annual General Meeting of Shareholders and Business plan of 2023.*

RESOLVE

Article 1. Approving on the agenda of the 2023 Annual General Meeting of Shareholders (AGM) of Kinh Bac City Development Holding Corporation.

1. The Board of Directors unanimously approve the time, venue, organizing form and agenda of meeting as follows:
 - Registration: From 8h15, Friday, June 23rd, 2023
 - Starting time: From 9h00, Friday, June 23rd, 2023
 - Location: The Corporation's Headquarter - Lot B7 - Que Vo Industrial Park - Phuong Lieu Ward - Que Vo Town - Bac Ninh Province.
(2nd floor – Kinhbac Club, with instructions from the Organizing Committee at the Head Office Building)
 - Form of organizing the Meeting : The Meeting will take place at the aforementioned location, Virtual Meeting and electronic voting.
 - Content: The following contents shall be discussed and voted on:
 - (i) Reporting on the performance in 2022 – plan for 2023 and Reporting on the implementation the Resolutions of the 2022 AGM;
 - (ii) Reporting on business performance of the Executive Board in 2022 and plan for 2023;
 - (iii) Reporting on the supervisory activities of the Supervisory Board in 2022;
 - (iv) Approving on the 2022 Audited financial reports;
 - (v) Selection of the independent auditing company for 2023;

- (vi) Approving the Remuneration payment for the Board of Directors, Supervisory Board, the salary – bonus for The Head of Supervisory Board in 2022; (vii) Approving on the plan of remuneration, salary - bonus and operation expenses for BOD, BOS in 2023; (viii) Approving related transactions in 2022, Approving on the transaction policy between related parties arising in 2023 until the next General meeting of shareholders in 2024; (ix) Approving on altering the Corporation’s Charter; (x) Approving on the plan to distribute profit after tax in 2022; (xi) Other contents under the GMS’s authority (If any).
2. The Board of Directors unanimously approve the drafted documents to propose the 2023 AGM. The content and related documents of the 2023 AGM will be available on the website: www.kinhbaccity.vn no later than June 2nd, 2023 and will be updated until the opening of AGM (if any).

Article 2. Term of Execution:

This Resolution takes effect from the date of signing.

This resolution was unanimously approved by the members of the Board of Directors and shall be effective from the date of signing. The members of the BOD, Executive Board and Heads of related Departments/Provisions are responsible for conducting this resolution.

Recipients:

- Article 2;
- KBC’s Admin

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



Dang Thanh Tam



No: 0106.2/2023/KBC/NQ-HĐQT

Bac Ninh, June 1st 2023

RESOLUTION OF BOARD OF DIRECTORS

(About: Approving on Business plan of 2023)

BOARD OF DIRECTORS KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

Persuant to:

- ✓ *The Law on Enterprises No. 59/2020/QH14 dated June 17th, 2020;*
- ✓ *The Business Registration Certificate No.: 2300233993 first registered on March 27th, 2002, registered for the 19th change on April 21st 2023 by Kinh Bac City Development Holding Corporation by the Department of Planning and Investment of Bac Ninh province;*
- ✓ *The charter of Kinh Bac City Development Holding Corporation;*
- ✓ *The Board of Directors' Meeting minutes No. 0106/2023/KBC/BB-HĐQT dated June 1st 2023 about Approving on agenda and drafted documents of the 2023 Annual General Meeting of Shareholders and Business plan of 2023.*

RESOLVE

Article 1. Approving on the Business plan of 2023

1. The Board of Directors unanimously approved the implementation of business investment plans in key projects in 2023

- Nam Son - Hap Linh Industrial Park: Continue to compensate and complete infrastructure (108.3 ha), complete the clean water factory, wastewater treatment, etc. to hand over the land to the investor signed a memorandum of understanding and get the land fund ready to attract new investors.
- Expanded Quang Chau Industrial Park: Focus on completing compensation and infrastructure with the remaining 38.1 ha and attracting investment, reaching 100% occupancy rate.
- Tan Phu Trung Industrial Park: Continue to compensate 100% of the project area (33.2 ha), with the advantages of available land fund as limited supply in the area and large investor demand, so This industrial park will take these advantages to attract good-quality customers with high profitability, create a solid financial

foundation - experience - high reputation to continue implementing new projects in Long An.

- Trang Due Industrial Park 3: Complete procedures for approval of investment policy for the project expected in the third quarter of 2023; Prepare financial resources to be ready to immediately implement the compensation plan when the project is approved.
- Trang Due Urban Area: Continue to complete 28 villas and hand over the last 83 villas equivalent to 1.27 hectares in 2023.
- Trang Cat urban area: Focus on leveling and building infrastructure to be ready for business or business cooperation.
- Phuc Ninh urban area: Focus on completing legal procedures to hand over to investors who have booked, and record revenue in 2023; Continue to compensate, deploy investment and build technical infrastructure of the project.
- For social housing projects and resettlement areas: Implement construction investment plans and arrange capital for 3.13 ha of social housing projects in Trang Due urban area; Tan Phu Trung residential area; Resettlement Areas in Long An; Manage and develop social housing project in Nenh town - Bac Giang by a Subsidiary Company which is Sai Gon – Hai Phong Industrial Park Corporation - a joint venture partner of the project.
- Two projects including Quang Yen Electronic Factory, Agricultural Machinery Spare Parts Factory in Quang Ninh with a total scale of more than 60.7 ha. The project is in progress of site clearance compensation and leveling, which is expected to be the Corporation's new business strategy based on industrial park development.

2. The Board of Directors agreed to assign the Executive Board to proactively develop cash flow management plans, arrange appropriate capital to pay off due or early debts, and implement investment and construction of key projects.

- Implement a strategy of prioritizing financial resources to pay on time and buy back all outstanding Bonds as at December 31st 2022, and invest in KBC's IPs and subsidiaries in Bac Ninh, Long An, Hung Yen, Hai Phong.
- Ensure benefits for investors, partners, especially Banks and Bondholders.
- Assign the Executive Board to actively work with banks, investment funds and a number of financial institutions that have been asking questions about capital arrangement for KBC to proactively make plans to build financial resources

aimed at creating cash flow for the Corporation's activities in the context of economic difficulties.

3. Revenue and profit plan in 2023

The Board of Directors agreed to maintain the Corporation's consolidated business plan in 2023, which was approved by the second Extraordinary General Meeting of Shareholders in 2022 dated December 28th 2022, specifically:

- Total consolidated revenue is expected to be: **VND 9,000 billion.**
- Total consolidated profit after tax is expected to be: **VND 4,000 billion**

Article 2. Term of Execution:

This Resolution takes effect from the date of signing.

This resolution was unanimously approved by the members of the Board of Directors and shall be effective from the date of signing. The members of the BOD, Executive Board and Heads of related Departments/Provisions are responsible for conducting this resolution.

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

Recipients:

- Article 2;
- KBC's Admin



Dang Thanh Tam

Bac Ninh, June 1st, 2023

OFFICIAL NOTICE OF MEETING

Dear: Shareholder

Address:

Shareholder's code:

Tel No.:

The Board of Directors (BOD) of **Kinh Bac City Development Holding Corporation** sincerely invite our valued shareholders in the list of shareholders finalized on May 29th, 2023 to attend The 2023 Annual General Meeting of Shareholders (AGM). The details are as follows:

- 1. Time: From 09h00, Friday, June 23rd 2023** (Registration from 08h15)
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(2nd floor – Kinhbac Club, with instructions from the Organizing Committee at the Head Office Building)
- 3. Form of organizing the Meeting :** The Meeting will take place at the aforementioned location, Virtual Meeting and electronic voting.
- 4. Content:** The 2023 AGM discuss and vote on the contents in the agenda of The 2023 Annual General Meeting of Shareholders attached.

5. Meeting documents:

The content and related documents of the 2023 AGM will be available on the website: www.kinhbaccity.vn no later than June 2nd 2023 and will be updated until the opening of AGM (if any).

6. Shareholders choose one of the these following attendance methods:

- Attending in person or authorizing another person (The legal power of attorney¹ or the attached form);
- Electronic Voting and attending directly/online (use the account and password mentioned in this Meeting invitation).

For shareholders who do not attend the meeting directly, please send the proposals and questions that need to be resolved to the Presidium **before the AGM starts:**

Tel: 0243.734.6889/ Extension: 123 Email: kinhbac.kbc@gmail.com

Shareholders and the legal representative of Shareholders attending the Meeting must bring legal documents (ID/Passport) and the original authorization letter with signatures of both parties (if any). In case of authorizing to the Chairman of the BOD, please send the Authorization letter to the Corporation's Headquarter or email to the address above.

7. The log in information for the Virtual Meeting and electronic voting at the website

<https://ezgsm.fpts.com.vn>

Username	:	Password	:
Number of shares	:	Securities owner	:
owned shares		registration No.	

Recipients:

- As above
- KBC's Admin

ON BEHALF OF THE BOARD OF DIRECTORS



DANG THANH TAM

¹ According to Clause 2, Article 144 of the Law on Enterprises No. 59/2020/QH14

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

THE POWER OF ATTORNEY

ATTENDING THE 2023 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dear: Kinh Bac City Development Holding Corporation

A. THE AUTHORIZING PARTY:

Name of the shareholders/organization :

Legal representative (*for organization*) :

ID/Passport/Business Registration No :issued on at

Address:

Total number of shares owned :shares

B. THE AUTHORIZED PARTY:

Name:.....Shareholder code (*if any*)

ID/Passport/Business Registration:.....issued on at

Address:

Number of authorized shares:shares

Note: In case of being unable to attend and/or authorize other people, shareholders can authorize total number of shares owned to Chairman of the Board of Directors by tick (x) or (v) in the specified box:

Name	Title	Authorizing the total number of shares in possession
Mr. Dang Thanh Tam	Chairman of the Board of Directors	<input type="checkbox"/>

C. AUTHORIZED CONTENT:

- The authorized party will attend on behalf of the authorizing party to attend and vote at the 2023 Annual General Meeting Of Shareholders of Kinh Bac City Development Holding Corporation.
- We are solely responsible for this authorization and are committed to strictly complying with the current provisions of the Law and the Charter of Kinh Bac City Development Holding Corporation and without any further complaints after the Meeting.

Note:

- The authorized party must not authorize a third party to attend the Meeting;
- If the authorizing party or the authorized party is an organization, there must be a signature of the legal representative and the seal of the organization;
- This authorization letter is only valid when it is the original and has signatures of both parties. This authorization is only valid at the 2023 Annual General Meeting Of Shareholders of Kinh Bac City Development Holding Corporation.

Date ____ month ____ year 2023

Shareholders/The authorizing party

(Sign and clearly state full name, seal if any)

The authorized party

(Sign and clearly state full name, seal if any)