

No: 3110/2022/KBC-CK

Bac Ninh, October 31st, 2022

PERIODIC INFORMATION DISCLOSURE

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

1. Name of organization: KinhBac 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
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- 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, KinhBac City Development Holding Corporation (KBC) would like to announce **Financial statements for the third quarter of 2022** as below:

- The separate financial statements for the third quarter of 2022 and Notes to the financial statements
- The consolidated financial statements for the third quarter of 2022 and Notes to the financial statements

3. This information has been published on the company's website on October 31st, 2022 at the link <http://www.tinhbaccity.vn>.

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

Attchedment:

Full document of section 2

**On behalf of KINH BAC CITY DEVELOPMENT
HOLDING COPPORATION - JSC
ĐÔ THỊ KINH BẮC – CTCP
Authorized person to disclose informaion
Deputy General Manager**

(signed and stamped)

Pham Phuc Hieu

KinhBac City Development Holding Corporation

SEPARATE FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2022

KinhBac City Development Holding Corporation

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SEPARATE BALANCE SHEET
as at 30 September 2022

Currency: VND

Code	ASSETS	Notes	30 September 2022	31 December 2021
100	A. CURRENT ASSETS		6.476.679.615.521	7.237.312.448.094
110	I. Cash and cash equivalents	4	23.074.394.078	769.915.183.654
111	1. Cash		17.529.783.259	70.882.331.926
112	2. Cash equivalent		5.544.610.819	699.032.851.728
120	II. Short-term investments	5	1.857.160.153.271	1.860.689.295.049
121	1. Held-for-trading securities		1.862.358.461.369	1.862.358.461.369
122	2. Provision for held-for-trading securities		(5.867.452.969)	(2.308.273.169)
123	3. Held- to-maturity investments		669.144.871	639.106.849
130	III. Current accounts receivable		2.364.021.709.065	2.553.220.705.167
131	1. Short-term trade receivables	6.1	156.875.717.776	682.298.340.867
132	2. Short-term advances to suppliers	6.2	1.435.621.668.801	1.269.777.420.793
135	3. Short-term loan receivables	7	360.064.939.220	221.470.939.220
136	4. Other short-term receivables	8	418.793.363.918	387.007.984.937
137	5. Provision for doubtful short-term receivables	6.3	(7.333.980.650)	(7.333.980.650)
140	IV. Inventories	9	2.081.146.453.048	1.929.365.038.957
141	1. Inventories		2.081.146.453.048	1.929.365.038.957
150	V. Other current assets		151.276.906.059	124.122.225.267
	1. Short-term prepaid expenses		59.681.682.347	59.412.460.125
152	2. Value-added tax deductible		85.183.611.798	62.382.183.695
153	3. Tax and other receivables from the State		6.476.679.615.521	2.327.581.447

SEPARATE BALANCE SHEET (continued)
as at 30 September 2022

Currency: VND

Code	ASSETS	Notes	30 September 2022	31 December 2021
200	B. NON-CURRENT ASSETS		13.719.426.895.257	12.964.189.768.365
210	I. Long-term receivables		1.992.284.822.736	1.302.418.274.335
215	1. Long-term loan receivables	7	437.300.000.000	643.000.000.000
216	2. Other long-term receivables	8	1.554.984.822.736	659.418.274.335
220	II. Fixed assets		137.310.749.448	129.082.823.436
221	1. Tangible fixed assets	10	137.310.749.448	129.082.823.436
222	Cost		326.418.910.060	308.653.331.750
223	Accumulated depreciation		(189.108.160.612)	(179.570.508.314)
227	2. Intangible fixed assets		-	-
228	Cost		36.958.000	36.958.000
229	Accumulated amortisation		(36.958.000)	(36.958.000)
230	III. Investment properties		126.331.718.371	138.625.500.388
231	1. Cost	11	172.985.045.000	172.985.045.000
232	2. Accumulated depreciation		(46.653.326.629)	(34.359.544.612)
240	IV. Long-term assets in progress		124.671.287.794	88.017.954.518
242	1. Construction in progress	12	124.671.287.794	88.017.954.518
250	V. Long-term investments	13	11.333.612.420.050	11.296.323.236.924
251	1. Investment in subsidiaries	13.1	10.337.218.294.000	10.337.218.294.000
252	2. Investments in jointly controlled entities and associates	13.2	646.697.261.074	550.697.261.074
253	3. Investment in other entities	13.3	399.500.200.000	438.500.200.000
254	4. Provision for diminution in value of long-term investments		(49.803.335.024)	(30.092.518.150)
260	VI. Other long-term assets		5.215.896.858	9.721.978.764
261	1. Long-term prepaid expenses		5.215.896.858	9.721.978.764
270	TOTAL ASSETS		20.196.106.510.778	20.201.502.216.459

SEPARATE BALANCE SHEET (continued)
as at 30 September 2022

Currency: VND

Code	RESOURCES	Notes	30 June 2022	31 December 2021
300	C. LIABILITIES		9.750.342.146.255	9.676.108.990.214
310	I. Current liabilities		6.566.553.513.266	4.101.558.883.185
311				
	1. Short-term trade payables	14	85.693.587.234	91.083.667.423
312	2. Short-term advances from customers	15	4.733.107.465	4.978.067.468
313	3. Statutory obligations	16	568.545.787	34.509.863.608
314	4. Payables to employees		87.642.033	87.642.033
315	5. Short-term accrued expenses	17	430.098.995.336	370.704.398.568
318	6. Short-term unearned revenues		7.385.827.076	2.303.464.820
319	7. Other short-term payables	18	2.408.335.888.472	2.345.452.037.982
320	8. Short-term loans	19	3.625.326.540.530	1.248.116.361.950
322	9. Bonus and welfare fund		4.323.379.333	4.323.379.333
330	II. Non-current liabilities		3.183.788.632.989	5.574.550.107.029
333	1. Long-term accrued expenses	17	1.018.112.849.176	931.929.637.321
337	2. Other long-term liabilities	18	6.422.776.559	6.422.776.559
338	3. Long-term loans	19	2.124.123.712.722	4.600.444.217.867
341	4. Deferred tax liabilities	26.3	34.177.326.570	34.801.507.320
342	5. Long-term provisions		951.967.962	951.967.962
400	D. OWNERS' EQUITY	20	10.445.764.364.523	10.525.393.226.245
410	I. Capital		10.445.764.364.523	10.525.393.226.245
411	1. Share capital		7.676.047.590.000	5.757.111.670.000
411a	<i>Shares with voting rights</i>		7.676.047.590.000	5.697.601.890.000
411b	<i>Treasury shares</i>		-	59.509.780.000
412	2. Share premium		2.742.998.570.000	3.396.813.430.000
415	3. Treasury shares		-	(364.466.650.000)
418	4. Investment and development fund		2.223.693.823	2.223.693.823
421	5. Undistributed earnings		24.494.510.700	1.733.711.082.422
421a	- <i>Undistributed earnings by the end of prior year</i>		438.841.942.422	1.675.636.433.629
421b	- <i>Undistributed earnings of current year</i>		(414.347.431.722)	58.074.648.793
440	TOTAL LIABILITIES AND OWNERS' EQUITY		20.196.106.510.778	20.201.502.216.459

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(Signed)

Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director
cum Chief Accountant

Nguyen Thi Thu Huong
General Director

30 October 2022

SEPARATE INCOME STATEMENT

for the fiscal period of three months and nine months ended 30 September 2022

Currency: VND

Code	ITEMS	Notes	Third quarter of 2022	Third quarter of 2021	Accumulated until 30 September 2022	Accumulated until 30 September 2021
01	1. Revenue from sale of goods and rendering of services	21.1	36.123.089.583	92.702.384.119	111.251.213.972	556.744.607.499
02	2. Deductions	21.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services (10= 01-02)	21.1	36.123.089.583	92.702.384.119	111.251.213.972	556.744.607.499
11	4. Cost of goods sold and services rendered	22	22.631.664.764	45.550.105.275	73.229.302.599	270.052.988.163
20	5. Gross profit from sale of goods and rendering of services (20=10-11)		13.491.424.819	47.152.278.844	38.021.911.373	286.691.619.336
21	6. Finance income	21.2	60.089.049.717	14.034.524.432	152.210.873.439	29.000.191.275
22	7. Finance expenses	23	166.838.127.938	64.699.792.864	502.038.176.130	102.393.754.313
23	<i>In which: Interest expenses</i>		<i>143.164.280.281</i>	<i>148.161.204.156</i>	<i>433.926.476.470</i>	<i>387.527.577.591</i>
25	8. Selling expenses	25	1.325.210.000	2.245.592.033	5.160.913.840	14.450.636.033
26	9. General and administrative expenses	25	27.455.103.951	(8.365.507.891)	97.617.981.669	117.804.123.469
30	10. Operating (losses)/profit (30= 20+21-22-25-26)		(122.037.967.353)	2.606.926.270	(414.584.286.827)	81.043.296.796
31	11. Other income	24	-	-	336.391.795	846.959.636
32	12. Other expenses	24	80.000.061	-	99.536.690	173.852.630
40	13. Other (losses)/profit (40=31-32)		(80.000.061)	-	236.855.105	673.107.006
50	14. Accounting profit before tax (50=30+40)		(122.117.967.414)	2.606.926.270	(414.347.431.722)	81.716.403.802
51	15. Current corporate income tax expenses	26.1	208.060.250	769.363.902	624.180.750	52.739.370.500
52	16. Deferred tax income	26.3	208.060.250	208.060.250	624.180.750	624.180.750
60	17. Net profit after tax (60=50-51+52)		(122.117.967.414)	2.045.622.618	(414.347.431.722)	29.601.214.052

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(Signed)

Phuong Mai
Accountant

Pham Phuc Hieu
Deputy General Director cum Chief
Accountant

Nguyen Thi Thu Huong
General Director

30 October 2022

SEPARATE CASH FLOW STATEMENT
for the fiscal period of nine months ended 30 September 2022

Currency: VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2022	For the nine-month period ended 30 September 2021
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		(414.347.431.722)	81.716.403.802
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		28.233.857.314	33.151.610.888
03	Reversal of provision		23.269.996.674	(319.109.600.594)
05	Profits from investing activities		(148.672.411.334)	(29.000.191.275)
06	Interest expenses		477.120.718.889	421.077.237.143
08	Operating profit/(loss) before changes in working capital		(34.395.270.179)	187.835.459.964
09	Increase in receivables		327.846.466.240	(576.345.167.071)
10	Increase in inventories		(151.781.414.091)	(130.571.210.254)
11	Increase in payables (other than interest, corporate income tax)		39.393.808.704	397.859.631.699
12	Decrease/(increase) in prepaid expenses		4.236.859.684	(14.149.216.784)
14	Interest paid		(280.047.069.831)	(198.944.673.129)
15	Corporate income tax paid		(38.400.000.000)	(59.053.886.098)
20	Net cash flows used in operating activities		(133.146.619.473)	(393.369.061.673)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(63.769.339.140)	(56.253.084.457)
22	Proceeds from liquidation and sale of fixed assets and other long-term assets		336.363.636	-
23	Loan to other entities and payment for purchase of debt instruments of other entities		(73.030.038.022)	(1.020.039.106.849)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		140.106.000.000	213.264.000.000
25	Payments for investments in other entities		(857.667.496.971)	(1.674.922.882.035)
26	Proceeds from sale of investments in other entities		-	150.000.000.000
27	Interest and dividends received		26.498.067.560	608.206.665
30	Net cash flows used in investing activities		(827.526.442.937)	(2.387.342.866.676)

KinhBac City Development Holding Corporation
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SEPARATE CASH FLOW STATEMENT (continued)
for the fiscal period of nine months ended 30 September 2022

Currency: VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2022	For the nine-month period ended 30 September 2021
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Proceeds from issue of shares		334.718.570.000	2.684.738.000.000
33	Drawdown of borrowings		890.523.024.479	4.669.380.388.263
34	Repayment of borrowings		(1.011.400.461.645)	(2.314.620.744.539)
36	Dividend paid		(8.860.000)	-
40	Net cash flows from financing activities		213.832.272.834	5.039.497.643.724
50	Net increase in cash and cash equivalents for the year		(746.840.789.576)	2.258.785.715.375
60	Cash and cash equivalents at beginning of year		769.915.183.654	475.857.744.415
70	Cash and cash equivalents at end of year	4	23.074.394.078	2.734.643.459.790

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(Signed)

Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director cum
Chief Accountant

Nguyen Thi Thu Huong
General Director

30 October 2022