

Form No. 3.1: Periodic information disclosure on financial situation

**KINH BAC CITY
DEVELOPMENT HOLDING
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 2708/2025/KBC-CV
About: Information disclosure on the
financial situation

Bac Ninh, August 27, 2025

To: Hanoi Stock Exchange

Pursuant to the provisions in Circular No. 76/2024/TT-BTC dated November 6, 2024 of the Ministry of Finance guiding the regime of information disclosure and reporting on the offering and trading of privately-placed corporate bonds in the domestic market and the offering of corporate bonds to the international market, Kinh Bac City Development Holding Corporation would like to announce the periodic information disclosure contents about The financial situation in the first 6 months of 2025 as follows:

1. Company information

- Company name: Kinh Bac City Development Holding Corporation
- Enterprise Registration Certificate No. 2300233993 issued by the Department of Planning and Investment of Bac Ninh province on March 27, 2002, updated and amended from time to time.
- Head office address: Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province, Vietnam
- Phone: 0222 3634034 Fax: 0222 3634035
- Email: kbc@kinhbaccity.vn
- Company type: Joint stock company (Listed public company)
- Main business sectors: Real estate business, land use rights owned by owners, users or leased (Residential – Urban Area, Resettlement Area, Worker Housing Area, Infrastructure inside and outside the industrial park; leasing, lease-purchase of factories or sale of houses built by the company in industrial parks, worker housing areas, resettlement areas, residential and urban areas. Trading and development of office and warehouse housing).
- Tax code: 2300233993

2. Financial situation

- Reporting period: Semi-annually (from 01/01/2025 to 30/06/2025).
- Basic financial indicators of the enterprise in the period: Based on the audited interim consolidated financial statements of 2025, we would like to indicate the financial situation as follows:

Items	Previous period (30/06/2024)	Reporting period (30/06/2025)
1. Owner's Equity (VND)	20,416,658,019,789	25,699,471,120,919
- Owner's investment capital	7,676,047,590,000	9,417,547,590,000
- Funds deducted from after-tax profits	2,223,693,823	2,223,693,823
- Undistributed after-tax profit	7,909,527,678,668	5,996,292,756,954
- Equity surplus	2,743,529,570,000	5,163,224,570,000
- Other capital of the owner	0	3,324,832,200,000
2. Total liabilities (VND)	20,487,239,883,549	44,663,619,525,269
- Bank loan debt	4,713,213,841,182	24,906,027,556,479
- Debt from bond issuance	0	1,000,000,000,000
+ Bonds offered privately in the domestic market	0	1,000,000,000,000
+ Bonds offered to the public in the domestic market	0	0
+ Bonds offered to the international market	0	0
- Other liabilities (payables for capital contribution transfer, deposits for contractual obligations)	3,033,226,422,676	9,084,781,963,794
3. Capital structure (times):		
- Liabilities/Total assets ratio	0.5	0.63
- Liabilities/Equity Ratio	1	1.74
4. Solvency (times):		
- Short-term ratio (short-term assets/short-term liabilities)	4.5	3.91
- Quick Ratio ((short-term assets – inventory)/short-term liabilities)	2.69	2.4
- Interest payment ratio (profit before tax and interest/interest)	4.45	9.01
5. Outstanding bonds issued/equity (times):		
- Ratio of total outstanding corporate bonds/equity	0	0.04

- Ratio of Privately-placed corporate bond debt /equity	0	0.04
6. Profit (VND):		
- Profit/Loss before tax	349,810,819,841	1,656,871,756,680
- Profit/Loss after tax for the financial year	195,785,315,373	1,250,618,590,640
- Accumulated losses (if any)		
7. Profitability ratio (%):		
- Profit after tax/Total assets ratio	0.0048	0.02
- Profit after tax/equity ratio	0.0096	0.05
8. Financial safety indicators and capital adequacy ratios as prescribed by industry-specific laws (applicable to real estate enterprises)	Satisfied	Satisfied

3. Auditor's opinion on the 2024 consolidated financial statements audited by a qualified auditing organization:

- Auditing Firm: Grant Thornton Vietnam Limited;
- Auditor's opinion: the consolidated financial statements present a true and fair opinion, in all material respects, of the consolidated financial position of Kinh Bac City Development Holding Corporation as at 30 June 2025, and of the consolidated income statements and consolidated cash flows for the 6-month period ending on the same date, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

We hereby take full responsibility before the law for the content, accuracy, and completeness of the information disclosed above./.

PREPARER

(signed)

**PERSON AUTHORIZED TO DISCLOSE
INFORMATION
DEPUTY GENERAL DIRECTOR**

(signed, sealed)

LE THI HOAI NAM

PHAM PHUC HIEU

Attachment: The Audited Interim Consolidated financial statements of 2025 of Kinh Bac City Development Holding Corporation