

**Form 3.3: Information disclosure on the use of proceeds from bond offering for outstanding bonds**

**KINH BAC CITY  
DEVELOPMENT HOLDING  
CORPORATION**

**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

No. 2808/2025/KBC-CV  
About: Information disclosure  
on the use of proceeds from the bond  
offering

*Bac Ninh, August 28th, 2025*

**To: Hanoi Stock Exchange**

Pursuant to the provisions of Circular No. 76/2024/TT-BTC dated November 6th, 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 disclose the content of periodic information for the first 6 months of 2025 on the use of proceeds from bond issuance for outstanding bonds in the Report on the use of proceeds from bond issuance (attached).

We hereby undertake full legal responsibility for the content, accuracy, and completeness of the above-mentioned disclosed information./.

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

*(Signed, clearly written and sealed)*

*(signed, sealed)*

**PHAM PHUC HIEU**

**Recipient:**

- *As above*
- *HR, Finance – Accounting*

*\* Attached documents:*

- *Report on the use of proceeds from bond issuance for outstanding bonds according to form 3.4*
- *Audited report on the use of capital as prescribed in Clause 16, Article 1 of Decree No. 65/2022/ND-CP with auditors' opinion.*

**Form 3.4: Report on the use of proceeds from bond issuance for outstanding bonds**

**KINH BAC CITY DEVELOPMENT  
HOLDING CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom - Happiness**

No: 2808-1/2025/KBC-CK

*Bac Ninh, August 28th, 2025*

**REPORT**

**On the situation of using the proceeds from the bond issuance**

**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.
- Telephone number: 0222 3634034      Fax: 02223634035
- Email: kbc@kinhbaccity.vn
- Type of enterprise: Joint stock company (Listed public company)
- Main business activities: Real estate business, land use rights owned by owners, users or leased (Business of residential – urban areas, resettlement areas, workers' housing areas, infrastructure inside and outside industrial parks; 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 developing office housing, warehousing).
- Tax code: 2300233993

**2. Purpose of using the proceeds from the bond issuance**

*As at 30/06/2025, KBC only has Bond KBCH2426001 (Bond Code KBC1240) in circulation, of which information on the purpose of using capital is as follows:*

- Pursuant to the Resolution of the Board of Directors No. 2308.2/2024/KBC/NQ-HDQT dated 23/08/2024 on: Approving the plan to issue Bond KBCH2426001, the purpose of using the proceeds from the bond issuance: Restructuring the debts of the Issuer itself. Specifically, restructuring the debts of the Issuer to the following companies: Saigon – Bac Giang Industrial Park Corporation, Hung Yen Investment and Development Corporation.

In which, details of debts (as of 22/08/2024) are as follows:

Unit: VND

| No           | Contract Number            | Outstanding loans | Outstanding Interest | Total principal and interest | Term (years) |
|--------------|----------------------------|-------------------|----------------------|------------------------------|--------------|
| 1            | 08/HDVV/SBG-KBC/2021       | -                 | 62,574,073,879       | 62,574,073,879               | 4            |
| 2            | 09/HDVV/SBG-KBC/2021       | -                 | 18,446,218,431       | 18,446,218,431               | 4            |
| 3            | 10/HDVV/KBC- SBG/2022      | -                 | 4,549,315,068        | 4,549,315,068                | 3            |
| 4            | 11/HDVV/KBC- SBG/2022      | -                 | 3,017,589,041        | 3,017,589,041                | 3            |
| 5            | 13/HDVV/KBC-SBG/2022       | 180,000,000,000   | 27,828,493,151       | 207,828,493,151              | 2            |
| 6            | 03.2023/HDVV/SBG- KBC/2023 | 18,200,000,000    | 1,728,443,836        | 19,928,443,836               | 2            |
| 7            | 01.2024/HDVV/KBC-SBG/2024  | 11,800,000,000    | 467,605,479          | 12,267,605,479               | 2            |
| 8            | 02.2024/HDVV/KBC-SBG/2024  | 62,500,000,000    | 1,338,287,671        | 63,838,287,671               | 2            |
| 9            | 01/2021/TTHTV/HY-KBC       | 180,000,000,000   | 9,012,328,757        | 189,012,328,757              | 4            |
| 10           | 01/2022/TTHTV/HY-KBC       | 370,000,000,000   | 49,852,602,741       | 419,852,602,741              | 3            |
| <b>TOTAL</b> |                            |                   |                      | <b>1,001,314,958,054</b>     |              |

- Pursuant to the Board of Directors' Resolution No. 2908/2024/KBC/NQ-HDQT dated 29/08/2024: Approving the plan and details of using the proceeds from the issuance of Bond KBCH2426001, the Issuer has used the capital obtained from the issuance of bonds to structure debts, specifically:

Unit: VND

| No | Contract Number           | Repayment of principal and interest |                      |                        |                   |
|----|---------------------------|-------------------------------------|----------------------|------------------------|-------------------|
|    |                           | Day                                 | Loan repayment (VND) | Interest payment (VND) | Total (VND)       |
| 1  | 08/HDVV/SBG-KBC/2021      | 10/12/2024                          |                      | 62,574,073,879         | 62,574,073,879    |
| 2  | 09/HDVV/SBG-KBC/2021      | 10/12/2024                          |                      | 18,446,218,431         | 18,446,218,431    |
| 3  | 10/HDVV/KBC-SBG/2022      | 10/12/2024                          |                      | 4,549,315,068          | 4,549,315,068     |
| 4  | 11/HDVV/KBC-SBG/2022      | 10/12/2024                          |                      | 3,017,589,041          | 3,017,589,041     |
| 5  | 13/HDVV/KBC-SBG/2022      | 10/12/2024                          | 180,000,000,000      | 27,828,493,151         | 207,828,493,151   |
| 6  | 03.2023/HDVV/SBG-KBC/2023 | 10/12/2024                          | 18,200,000,000       | 1,728,443,836          | 19,928,443,836    |
| 7  | 01.2024/HDVV/KBC-SBG/2024 | 10/12/2024                          | 11,800,000,000       | 467,605,479            | 12,267,605,479    |
| 8  | 02.2024/HDVV/KBC-SBG/2024 | 10/12/2024                          | 62,500,000,000       | 23,329,617             | 62,523,329,617    |
| 9  | 01/2021/TTHTV/HY-KBC      | 01/10/2024                          | 180,000,000,000      |                        | 180,000,000,000   |
|    |                           | 31/10/2024                          |                      | 9,012,328,757          | 9,012,328,757     |
|    |                           | 29/08/2024                          | 89,500,000,000       |                        | 89,500,000,000    |
| 10 | 01/2022/TTHTV/HY-KBC      | 01/10/2024                          | 280,500,000,000      |                        | 280,500,000,000   |
|    |                           | 31/10/2024                          |                      | 30,987,671,243         | 30,987,671,243    |
|    |                           | 29/11/2024                          |                      | 18,864,931,498         | 18,864,931,498    |
|    | Total                     |                                     | 822,500,000,000      | 177,500,000,000        | 1,000,000,000,000 |

**3. The situation of using the proceeds from the issuance of bonds and the progress of disbursement of the proceeds from the issuance of outstanding corporate bonds:**

- Reporting period: from 01/01/2025 to 30/06/2025
- For issuer that is not credit institution:

| No             | Purpose of using the proceeds from bonds   | Bond Code | Actual situation of using the proceeds from the issuance of accumulated bonds until 31/12/2024 | Actual situation of using proceeds from bond issuance in the reporting period (from 01/01/2025 to 30/06/2025) | Actual situation of using the proceeds from the issuance of accumulated bonds to the end of the reporting period 30/06/2025 |
|----------------|--|-----------|--|---|---|
|                |  |           | Amount (VND)*  | Amount (VND)*   | Amount (VND)*   |
| I.             | For bonds issued before the effective date of Decree No. 65/2022/ND-CP and outstanding debts: None   |           |  |   |   |
| II.            | For bonds issued from the effective date of Decree No. 65/2022/ND-CP and outstanding   |           |  |   |   |
| 1.             | Programs/Projects  | None      |  |   |   |
| 2.             | Debt restructuring   | KBC12401  | 1,000,000,000,000  |   | 1,000,000,000,000   |
| -              | Principal and interest with Saigon - Bac Giang Industrial Park Corporation: contract No. 08/HDVV/SBG-KBC/2021, 09/HDVV/SBG-KBC/2021, 10/HDVV/KBC-SBG/2022, 11/HDVV/KBC-SBG/2022, 13/HDVV/KBC-SBG/2022, 03.2023/HDVV/SBG-KBC/2023, 01.2024/HDVV/SBG-KBC/2024, 02.2024/HDVV/SBG-KBC/2024 |           | 391,135,068,502  |   | 391,135,068,502   |
| -              | Principal and interest with Hung Yen Investment and Development Corporation: contract No. 01/2021/TTHTV/HY-KBC, 01/2022/TTHTV/HY-KBC   |           | 608,864,931,498  |   | 608,864,931,498   |
| Total (I + II) |  |           | 1,000,000,000,000  |   | 1,000,000,000,000   |

We hereby certify to take full responsibility before the law for the content, accuracy and completeness of the above report./.

**PREPARER**

*(Signed, clearly stating full name and title)*

*(signed)*

**LE THI HOAI NAM**

**PERSON AUTHORIZED TO DISCLOSE**

**INFORMATION**

**DEPUTY GENERAL DIRECTOR**

*(signed, sealed)*

**PHAM PHUC HIEU**

## **Kinh Bac City Development Holding Corporation**

Periodic report on the use of proceeds from the issuance of bonds of Kinh Bac City Development Holding Corporation

Reporting period from 1 January 2025 to 30 June 2025

# Kinh Bac City Development Holding Corporation

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# Kinh Bac City Development Holding Corporation

## GENERAL INFORMATION

### THE COMPANY

KinhBac City Development Holding Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh province on 27 March 2002, and the subsequent amendments, with the latest is the 23rd amendment No. 2300233993 being granted by the Department of Finance of Bac Ninh Province on 15 July 2025.

The current principal activities of the Company are to invest, construct and trade infrastructure inside and outside the industrial parks; to lease and sell factory plants constructed by the Company in the industrial parks, and residential – urban areas, to carry out financial investment; and other activities in accordance with the Enterprise Registration Certificate.

The Company’s head office is located at Lot B7, Que Vo Industrial Park, Phuong Lieu ward, Bac Ninh province, Vietnam and its Ho Chi Minh branch is located at No. 20 Phung Khac Khoan, Sai Gon ward, Ho Chi Minh city, Vietnam.

The Company’s shares are listed in Ho Chi Minh city’s Stock Exchange in accordance with Decision No. 153/QD-SGDHCM issued by Ho Chi Minh city’s Stock Exchange on 7 December 2009.

### BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

|                           |                    |
|---------------------------|--------------------|
| Mr. Dang Thanh Tam        | Chairman           |
| Ms. Nguyen Thi Thu Huong  | Member             |
| Mr. Huynh Phat            | Member             |
| Mr. Le Hoang Lan          | Independent member |
| Ms. Dang Nguyen Quynh Anh | Member             |

### BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

|                       |                   |
|-----------------------|-------------------|
| Ms. Nguyen Bich Ngoc  | Head of the Board |
| Ms. The Thi Minh Hong | Member            |
| Mr. Tran Tien Thanh   | Member            |

### MANAGEMENT

Members of Management during the period and at the date of this report are:

|                         |  |                            |
|-------------------------|--|----------------------------|
| Ms Nguyen Thi Thu Huong | General Director                             |                            |
| Mr Phan Anh Dung        | Deputy General Director                      |                            |
| Mr Pham Phuc Hieu       | Deputy General Director cum Chief Accountant |                            |
| Mr Dang Nguyen Nam Anh  | Deputy General Director                      | Appointed on 14 March 2025 |
| Ms Nguyen My Ngoc       | Deputy General Director                      |                            |

### LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Dang Thanh Tam – Chairman of the Board of Directors. Ms. Nguyen Thi Thu Huong – General Director has been authorized by Mr. Dang Thanh Tam to sign the attached reports.

# Kinh Bac City Development Corporation

## REPORT OF THE BOARD OF DIRECTORS

### AUDITOR

Grant Thornton (Vietnam) Limited is an auditing company that provides an periodic annual report on the use of proceeds from the issuance of bonds of the Board of Directors of Kinh Bac City Development Holding Corporation for the reporting period from 1 January 2025 to 30 June 2025.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE PERIODIC REPORTS ON THE USE OF CAPITAL

Management commits to be responsible for the preparation of The periodic reports on the use of proceeds from bond issuance for the reporting period from 1 January 2025 to 30 June 2025.

These reports are prepared in accordance with the provisions of Decree No. 153/2020/ND-CP dated 31 December 2020 on the offering and trading of privately-placed corporate bonds in the domestic market and the offering of corporate bonds to the international market; Decree No. 65/2022/ND-CP dated 16 September 2022 amending and supplementing a number of articles of Decree No. 153/2020/ND-CP; Decree No. 08/2023/ND-CP dated 5 March 2023 amending, supplementing and suspending the implementation of a number of articles of Decree No. 153/2020/ND-CP and Circular No. 76/2024/TT-BTC dated 6 November 2024 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.

### STATEMENT BY MANAGEMENT

Management does undertake that this report has been prepared truthfully and reasonably in accordance with the reporting basis presented in Note 2 – Reporting Facility, information disclosure requirements and other relevant legal regulations.

For and on behalf of management,

*(signed, sealed)*

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Nguyen Thi Thu Huong  
General Director

Bac Ninh, Vietnam  
27 August 2025



# Independent Audit Report

on the Periodic Report on the use of proceeds  
from the issuance of bonds for the first 6 months of 2025 of  
Kinh Bac City Development Holding Corporation

Grant Thornton (Vietnam) Limited  
18th Floor  
Hoa Binh International Office Building  
106 Hoang Quoc Viet Street  
Cau Giay District, Hanoi  
Vietnam  
T +84 24 3850 1688  
F +84 24 3850 1688

Reference: 25-11-090-1

To: Board of Directors  
Kinh Bac City Development Holding Corporation

We have audited the Periodic Report on the use of proceeds from the bond issuance for the first 6 months of 2025 of Kinh Bac City Development Holding Corporation (the "Company") and the accompanying Notes to the Periodic Report on the use of capital (hereinafter collectively referred to as the "Periodic Report on the use of capital"), made on 27 August 2025 as presented from pages 5 to 10. This periodic report on the use of capital has been made by the Management according to the grounds presented in Note No. 2 and relevant legal regulations.

## Management's responsibilities

The Board of Directors is responsible for the preparation and fair presentation of the periodic report on the use of the Company's capital in accordance with the facilities presented in Note No. 2 and is responsible for the internal control that the Management determines is necessary to ensure the preparation and presentation of The Periodic report of the use of capital to be free from material misstatement, whether due to fraud or error.

## Auditors' Responsibilities

Our responsibility is to express a conclusion on the Periodic Report on the use of capital based on the results of the audit. We have conducted audits in accordance with Vietnam Auditing Standards. These standards require us to comply with professional ethics standards and regulations, plan and conduct audits in order to obtain reasonable assurance as to whether the Company's Periodic Report on the use of capital is still materially flawed.

The audit work includes carrying out procedures to collect audit evidence on the figures and explanations on the Periodic Report on the use of capital. Audit procedures are selected based on the auditor's judgment, including an assessment of the risk of material errors in the Periodic Report on the use of capital due to fraud or error. When assessing these risks, the auditor has considered the Company's internal controls related to the preparation and presentation of periodic reports on the use of capital honestly and reasonably in order to design audit procedures in accordance with actual progress, however, it is not intended to give an opinion on the effectiveness of the Company's internal controls. The audit also includes an assessment of the appropriateness of the recognized policies applied and the reasonableness of the accounting estimates made by the Managers as well as the overall presentation of the Periodic Report on the use of capital.

We are confident that the evidence we collect is sufficient and appropriate as the basis for our audit opinion.

## Auditor's opinion

In our opinion, the Periodic Report on the use of proceeds from the issuance of bonds for the first 6 months of 2025 of Kinh Bac City Development Holding Corporation has been prepared, on materialities, in accordance with the basis for making the Report as presented in Note No. 2 of the Periodic Report on the use of capital and relevant legal regulations.

## Restrictions on the use of reports

As presented in Note No. 2, the attached periodic report on the use of capital, including audit opinions, is prepared to help the Company meet the requirements of Decree No. 153/2020/ND-CP dated 31 December 2020 on the offering and trading of privately-placed corporate bonds in the domestic market and the offering of corporate bonds to the domestic market; Decree No. 65/2022/ND-CP dated 16 September 2022 amending and supplementing a number of articles of Decree No. 153/2020/ND-CP; Decree No. 08/2023/ND-CP dated 5 March 2023 amending, supplementing and suspending the implementation of a number of articles of Decree No. 153/2020/ND-CP and Circular No. 76/2024/TT-BTC dated 6 November 2024 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. Therefore, this report may not be suitable for other uses.

### GRANT THORNTON (VIETNAM) LIMITED

*(signed, sealed)*

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**Nguyen Tuan Nam**  
Certificate of Audit Registration  
No. 0808-2023-068-1  
Deputy General Director

Hanoi, Vietnam  
27 August 2025

*(signed)*

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**Nguyen Dich Dung**  
Certificate of Audit Registration  
No. 2484-2024-068-1  
Auditor

# Kinh Bac City Development Holding Corporation

PERIODIC REPORT ON THE USE OF CAPITAL obtained from the bond issuance

Reporting period from 1 January 2025 to 30 June 2025

## PERIODIC REPORT ON THE USE OF PROCEEDS FROM THE ISSUANCE OF BONDS FOR THE FIRST 6 MONTHS OF 2025 OF KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

To: - Hanoi Stock Exchange

Pursuant to the provisions of Decree No. 153/2020/ND-CP dated 31 December 2020 on offering and trading privately-placed corporate bonds in the domestic market and offering corporate bonds to the international market; Decree No. 65/2022/ND-CP dated 16 September 2022 amending and supplementing a number of articles of Decree No. 153/2020/ND-CP; Decree No. 08/2023/ND-CP dated 5 March 2023 amending, supplementing and suspending the implementation of a number of articles of Decree No. 153/2020/ND-CP and Circular No. 76/2024/TT-BTC dated 6 November 2024 guiding the regime of information disclosure and reporting regime 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 disclose the content of information in the periodic report on the use of proceeds from bond issuance for the first 6 months of 2025 as follows:

### 1. COMPANY INFORMATION

- Company Name: Kinh Bac City Development Holding Corporation

- Business Registration Certificate No. 2300233993

Issued date: 27 March 2002

Place of issue: Department of Planning and Investment of Bac Ninh province

The 23rd amended Certificate of Enterprise Registration issued on 15 July 2025

- Head Office Address: Lot B7 Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province, Vietnam

- Phone: 0222.3634034

Fax number: 0222.3634035

- Company type: Joint Stock Company (Listed Public Company)

- Main business lines: Real estate business, land use rights belonging to owners, users or leased. Specifically: Business in residential - urban areas, resettlement areas, worker housing areas, infrastructure inside and outside industrial parks; leasing, lease-buying factories or selling houses built by the company in industrial parks, workers' housing areas, resettlement areas, residential and urban areas; business and development of houses, offices, warehouses.

- Tax code: 2300233993

### 2. INTENDED USE OF THE PROCEEDS FROM THE BOND ISSUANCE

As at 30 June 2025, the Company had only KBCH2426001 Bonds (Bond Code: KBC1240) that must fulfill the obligation to disclose information as prescribed, with information on the purpose of using capital as follows:

- Pursuant to the Resolution of the Board of Directors No. 2308.2/2024/KBC/NQ-HDQT dated August 23, 2024 on: Approving the plan to issue Bond KBCH2426001, the purpose of using the proceeds from the bond issuance: Restructuring the debts of the Issuer itself. Specifically, restructuring the debts of the Issuer to the following companies: Saigon – Bac Giang Industrial Park Corporation, Hung Yen Investment and Development Corporation. Details of the debts (as at 22 August 2024) are as follows:

**Kinh Bac City Development Holding Corporation**  
 PERIODIC REPORT ON THE USE OF CAPITAL obtained from the bond issuance  
 Reporting period from 1 January 2025 to 30 June 2025

Unit: VND

| No | Contract Number            | Outstanding loans | Interest balance | Total principal and interest | Term (years) |
|----|----------------------------|-------------------|------------------|------------------------------|--------------|
| 1  | 08/HDVV/SBG-KBC/2021       | -                 | 62,574,073,879   | 62,574,073,879               | 4            |
| 2  | 09/HDVV/SBG-KBC/2021       | -                 | 18,446,218,431   | 18,446,218,431               | 4            |
| 3  | 10/HDVV/KBC- SBG/2022      | -                 | 4,549,315,068    | 4,549,315,068                | 3            |
| 4  | 11/HDVV/KBC- SBG/2022      | -                 | 3,017,589,041    | 3,017,589,041                | 3            |
| 5  | 13/HDVV/KBC-SBG/2022       | 180,000,000,000   | 27,828,493,151   | 207,828,493,151              | 2            |
| 6  | 03.2023/HDVV/SBG- KBC/2023 | 18,200,000,000    | 1,728,443,836    | 19,928,443,836               | 2            |
| 7  | 01.2024/HDVV/KBC-SBG/2024  | 11,800,000,000    | 467,605,479      | 12,267,605,479               | 2            |
| 8  | 02.2024/HDVV/KBC-SBG/2024  | 62,500,000,000    | 1,338,287,671    | 63,838,287,671               | 2            |
| 9  | 01/2021/TTHTV/HY-KBC       | 180,000,000,000   | 9,012,328,757    | 189,012,328,757              | 4            |
| 10 | 01/2022/TTHTV/HY-KBC       | 370,000,000,000   | 49,852,602,741   | 419,852,602,741              | 3            |
|    | <b>TOTAL</b>               |                   |                  | <b>1,001,314,958,054</b>     |              |

- Pursuant to the Board of Directors' Resolution No. 2908/2024/KBC/NQ-HDQT dated 29/08/2024: Approving the plan and details of using the proceeds from the issuance of Bond KBCH2426001, the Issuer has used the capital obtained from the issuance of bonds to structure debts, specifically:

Unit: VND

| No | Contract Number           | Repayment of principal and interest |                        |                        |                          |
|----|---------------------------|-------------------------------------|------------------------|------------------------|--------------------------|
|    |                           | Day                                 | Loan repayment         | Interest payment       | Total                    |
| 1  | 08/HDVV/SBG-KBC/2021      | 10/12/2024                          |                        | 62,574,073,879         | 62,574,073,879           |
| 2  | 09/HDVV/SBG-KBC/2021      | 10/12/2024                          |                        | 18,446,218,431         | 18,446,218,431           |
| 3  | 10/HDVV/KBC-SBG/2022      | 10/12/2024                          |                        | 4,549,315,068          | 4,549,315,068            |
| 4  | 11/HDVV/KBC-SBG/2022      | 10/12/2024                          |                        | 3,017,589,041          | 3,017,589,041            |
| 5  | 13/HDVV/KBC-SBG/2022      | 10/12/2024                          | 180,000,000,000        | 27,828,493,151         | 207,828,493,151          |
| 6  | 03.2023/HDVV/SBG-KBC/2023 | 10/12/2024                          | 18,200,000,000         | 1,728,443,836          | 19,928,443,836           |
| 7  | 01.2024/HDVV/KBC-SBG/2024 | 10/12/2024                          | 11,800,000,000         | 467,605,479            | 12,267,605,479           |
| 8  | 02.2024/HDVV/KBC-SBG/2024 | 10/12/2024                          | 62,500,000,000         | 23,329,617             | 62,523,329,617           |
| 9  | 01/2021/TTHTV/HY-KBC      | 01/10/2024                          | 180,000,000,000        |                        | 180,000,000,000          |
|    |                           | 31/10/2024                          |                        | 9,012,328,757          | 9,012,328,757            |
|    |                           | 29/08/2024                          | 89,500,000,000         |                        | 89,500,000,000           |
| 10 | 01/2022/TTHTV/HY-KBC      | 01/10/2024                          | 280,500,000,000        |                        | 280,500,000,000          |
|    |                           | 31/10/2024                          |                        | 30,987,671,243         | 30,987,671,243           |
|    |                           | 29/11/2024                          |                        | 18,864,931,498         | 18,864,931,498           |
|    | <b>Total</b>              |                                     | <b>822,500,000,000</b> | <b>177,500,000,000</b> | <b>1,000,000,000,000</b> |

# Kinh Bac City Development Holding Corporation

PERIODIC REPORT ON THE USE OF CAPITAL obtained from the bond issuance

Reporting period from 1 January 2025 to 30 June 2025

## 3. THE SITUATION OF USING THE PROCEEDS FROM THE BOND ISSUANCE AND THE DISBURSEMENT PROGRESS

- Reporting period from 1 January 2025 to 30 June 2025
- For issuer other than credit institution:

| No           | Purpose of using the proceeds from bonds   | Bond Code | Actual situation of using the proceeds from the issuance of accumulated bonds until 31/12/2024 | Actual situation of using proceeds from bond issuance in the reporting period (from 01/01/2025 to 30/06/2025) | Actual situation of using the proceeds from the issuance of accumulated bonds to the end of the reporting period 30/06/2025 |
|--------------|--|-----------|--|---|---|
|              |  |           | Amount (VND)   | Amount (VND)  | Amount (VND)  |
| I            | For bonds issued before the effective date of Decree No. 65/2022/ND-CP and outstanding debts: None   |           |  |   |   |
| II           | For bonds issued from the effective date of Decree No. 65/2022/ND-CP and outstanding   |           |  |   |   |
| 1            | Project Program  | Without   |  |   |   |
| 2            | Debt restructuring   | KBC12401  | 1,000,000,000,000  | -   | 1,000,000,000,000   |
|              | Principal and interest with Saigon - Bac Giang Industrial Park Corporation: contract No. 08/HDVV/SBG-KBC/2021, 09/HDVV/SBG-KBC/2021, 10/HDVV/KBC-SBG/2022, 11/HDVV/KBC-SBG/2022, 13/HDVV/KBC-SBG/2022, 03.2023/HDVV/SBG-KBC/2023, 01.2024/HDVV/SBG-KBC/2024, 02.2024/HDVV/SBG-KBC/2024 |           | 391,135,068,502  | -   | 391,135,068,502   |
|              | Principal and interest with Hung Yen Investment and Development Corporation: contract No. 01/2021/TTHTV/HY-KBC, 01/2022/TTHTV/HY-KBC   |           | 608,864,931,498  | -   | 608,864,931,498   |
| Total (I+II) |  |           | 1.000.000.000.000  | -   | 1.000.000.000.000   |

On behalf of the Managers,

(signed, sealed)

\_\_\_\_\_  
 Nguyen Thi Thu Huong  
 General Director

Bac Ninh, Vietnam  
 27 August 2025

(signed)

\_\_\_\_\_  
 Luu Phuong Mai  
 Preparer

# Kinh Bac City Development Holding Corporation

PERIODIC REPORT ON THE USE OF CAPITAL obtained from the bond issuance

Reporting period from 1 January 2025 to 30 June 2025

## 1. COMPANY INFORMATION

Kinh Bac City Development Holding Corporation (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh province on 27 March 2002 and the subsequent amendments, with the latest is the 23rd amendment No. 2300233993 being granted by the Department of Finance of Bac Ninh Province on 15 July 2025.

The current principal activities of the Company are to invest, construct and trade infrastructure inside and outside the industrial parks; to lease, rent and sell factory plants constructed by the Company in the industrial parks, and residential – urban areas, to carry out financial investment; and other activities in accordance with the Enterprise Registration Certificate.

The business cycle of the Company starts from the acquisition of investment license, land clearance, infrastructure development of industrial parks and urban areas until the time of completion and land is handed over to customers. As a result, the business cycle of the Company may extend over 12 months. Ordinary business cycle for other business activities is 12 months.

The Company's head office is located at Lot B7, Que Vo Industrial Park, Phuong Lieu ward, Bac Ninh province, Vietnam and its Ho Chi Minh branch is located at 20 Phung Khac Khoan, Sai Gon ward, Ho Chi Minh city, Vietnam.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange in accordance with Decision No. 153/QD-SGDHCM issued by the Ho Chi Minh City Stock Exchange on 7 December 2009.

### Corporate Structure

At the date of making the report, the Company has the following subsidiaries:

| STT      | Company Name  | Voting<br>Right (%) | Effective<br>Interest<br>Rate (%) | Head Office  | Main activities according<br>to registration                       |
|----------|---|---------------------|-----------------------------------|--|--|
| <b>I</b> | <b>Directly-owned subsidiaries</b>                              |                     |                                   |  |  |
| 1        | Saigon – Bac Giang Industrial Park Corporation                  | 100.00              | 96.46                             | Lot CC, Quang Chau Industrial Park, Nenh Ward, Bac Ninh Province, Vietnam  | Investment, building and trading industrial parks and real estates |
| 2        | Saigon – Hai Phong Industrial Park Corporation                  | 89.26               | 89.26                             | Trang Due Industrial Park, An Phong Ward, Hai Phong City, Vietnam  | Investment, building and trading industrial parks and real estates |
| 3        | Northwest Saigon City Development Corporation                   | 74.30               | 72.82                             | Tram Bom Hamlet, National Highway 22, Cu Chi Ward, Ho Chi Minh City, Vietnam   | Investment, building and trading industrial parks and real estates |
| 4        | Trang Cat Urban Development One Member Company Limited          | 100.00              | 100.00                            | Bai Trieu Area, Trang Cat Ward, Hai An District, belonging to Dinh Vu - Cat Hai Economic Zone, Hai Phong City, Vietnam | Investment, building and trading industrial parks and real estates |
| 5        | NGD Invest Sole Member Company Limited                          | 100.00              | 100.00                            | No. 10 Hang Bot Lane, O Cho Dua Ward, Hanoi City, Viet Nam   | Investment, building and trading real estates                      |
| 6        | Kinh Bac Office and Factory Business One Member Company Limited | 100.00              | 100                               | Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province, Vietnam   | Investment, building and trading real estates                      |
| 7        | Tien Duong Development Holding Joint Stock Company              | 51.00               | 51.00                             | No. 100 An Trach, Giang Vo Ward, Hanoi City, Vietnam   | Investment, building and trading real estates                      |

# Kinh Bac City Development Holding Corporation

PERIODIC REPORT ON THE USE OF CAPITAL obtained from the bond issuance

Reporting period from 1 January 2025 to 30 June 2025

| STT                                     | Company Name   | Voting<br>Rate (%) | Benefit<br>Rate<br>(%) | Head Office   | Main activities of the<br>year                                      |
|---|--|--------------------|------------------------|---|---|
| 8                                       | Vung Tau Investment<br>Group Joint Stock<br>Company  | (*)                | (*)                    | LK 28 Hang Dieu Street, Rach Dua<br>Ward, Ho Chi Minh City, Vietnam   | Building and trading<br>real estates                                |
| 9                                       | Hung Yen Investment and<br>Development Corporation   | 98.69              | 98.28                  | No. 210 Nguyen Van Linh Street,<br>Son Nam Ward, Hung Yen<br>Province, Vietnam  | Real Estate<br>Construction and<br>Business                         |
| <b>II Indirectly-owned subsidiaries</b> |  |                    |                        |   |   |
| 1                                       | Tan Phu Trung – Long An<br>Industrial Park One<br>Member Company Limited   | 100.00             | 72.82                  | No. 133 Road 835, Can Giuoc<br>Ward, Tay Ninh Province, Vietnam   | Architectural<br>activities and related<br>technical<br>consultancy |
| 2                                       | Bac Giang – Long An<br>Industrial Park One<br>Member Company Limited   | 100.00             | 96.46                  | No. 133 Road 835, Can Giuoc<br>Ward, Tay Ninh Province, Vietnam   | Architectural<br>activities and related<br>technical<br>consultancy |
| 3                                       | Long An Development<br>Invest Joint Stock<br>Company   | 60.00              | 57.42                  | Tan Dong Hamlet, Tan Tap Ward,<br>Tay Ninh Province, Vietnam  | Architectural<br>activities and related<br>technical<br>consultancy |
| 4                                       | Bao Lac Spiritual Park<br>Joint Stock Company  | 65.00              | 58.02                  | Ngo Xa Village, Yen Phong Ward,<br>Bac Ninh Province, Vietnam   | Funeral service<br>activities                                       |
| 5                                       | Tan Tap Industrial<br>Infrastructure<br>Development Limited<br>Company   | 100                | 89.26                  | No. 133 Road 835, Can Giuoc<br>Ward, Tay Ninh Province, Vietnam   | Architectural<br>activities and related<br>technical<br>consultancy |
| 6                                       | Quang Yen Electronics<br>Company Limited   | 100.00             | 89.26                  | Lot NA8-2, high-class factory and<br>factory project complex in Dam Nha<br>Mac area, Lien Hoa Ward, Quang<br>Ninh Province, Vietnam | Manufacture of<br>electronic<br>components                          |
| 7                                       | Quang Yen<br>Manufacturing Industry<br>Company Limited   | 100.00             | 89.26                  | Lot NA8-1, high-class factory and<br>factory project complex in Dam Nha<br>Mac area, Lien Hoa Ward, Quang<br>Ninh Province, Vietnam | Producing nozzles for<br>agricultural<br>machinery engines          |
| 8                                       | Hung Yen Hospitality<br>Services Joint Stock<br>Company  | 100.00             | 94.35                  | 2nd Floor, No. 210, Nguyen Van<br>Linh Street, Son Nam Ward, Hung<br>Yen Province, Vietnam  | Trading real estate   |
| 9                                       | Tan Phu Trung – Tay<br>Ninh Industrial Park One<br>Member Company<br>Limited (**)  | 100.00             | 72.82                  | No. 348 Group 13, Bac Ben Soi<br>Hamlet, Ninh Dien Ward, Tay Ninh<br>Province, Vietnam  | Architectural<br>activities and related<br>technical<br>consultancy |
| (*)                                     | Vung Tau Investment Group Joint Stock Company was registered and established in 2021. As of 30 June 2025, the Company and the remaining shareholders of Vung Tau Investment Group Joint Stock Company did not yet complete their capital contributions to this subsidiary. |                    |                        |   |   |
| (**)                                    | Tan Phu Trung – Tay Ninh Industrial Park One Member Company Limited was registered and established on 24 February 2025. This company is a subsidiary of Northwest Saigon City Development Corporation which owns 100% of its charter capital.                              |                    |                        |   |   |

# Kinh Bac City Development Holding Corporation

PERIODIC REPORT ON THE USE OF CAPITAL obtained from the bond issuance

Reporting period from 1 January 2025 to 30 June 2025

## 2. BASIC OF PREPARATION FOR PERIODIC REPORT ON THE USE OF PROCEEDS FROM THE ISSUANCE OF BONDS OF KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

### 2.1 Purpose of use of the report

The periodic report on the use of capital is prepared and only used for periodic report on the use of proceeds from the issuance of outstanding bonds as at 30 June 2025 of Kinh Bac City Development Holding Corporation

These reports are prepared in accordance with the provisions of Decree No. 153/2020/ND-CP dated 31 December 2020 on the offering and trading of privately-placed corporate bonds in the domestic market and the offering of corporate bonds to the international market; Decree No. 65/2022/ND-CP dated 16 September 2022 amending and supplementing a number of articles of Decree No. 153/2020/ND-CP; Decree No. 08/2023/ND-CP dated 5 March 2023 amending, supplementing and suspending the implementation of a number of articles of Decree No. 153/2020/ND-CP and Circular No. 76/2024/TT-BTC dated 6 November 2024 guiding the regime of information disclosure and reporting regime on the offering and trading of privately-placed corporate bonds in the domestic market and the offering of corporate bonds to the international market.

### 2.2 Basic of preparation of periodic reports on the use of capital

Periodic report on the use of proceeds from the issuance of bonds of Kinh Bac City Development Holding Corporation shall be made on legal documents, data on books, financial statements, compliance with the current Vietnam Enterprise Accounting Regime, regulations on information disclosure as well as relevant legal regulations. In which:

- The amount of proceeds collected by the Company from the issuance of the above-mentioned bonds is accounted and recorded in the Company's liabilities according to the actual amount collected; and
- The amount of proceeds spent from the capital obtained from the above-mentioned bond issuance is recorded according to the actual disbursement amount for activities as prescribed in the bond issuance plan.

### 2.3 Currency used in accounting

Periodic reports on the use of capital are prepared in Vietnam Dong ("VND").

## 3. EVENTS ARISING AFTER THE DATE OF PREPARING THE PERIODIC REPORT ON THE USE OF CAPITAL

There are no events arising after the end of the reporting period that require adjustment or presentation in this periodic report on the use of capital.

On behalf of the Board of Directors,

(signed, sealed)

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Nguyen Thi Thu Huong  
General Director

Bac Ninh, Vietnam  
27 August 2025

(signed)

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Luu Phuong Mai  
Preparer