

Form 3.5: Information disclosure on the implementation of commitments to bond investors

**KINH BAC CITY
DEVELOPMENT HOLDING
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 2808-2/2025/KBC-CV
About: Information disclosure on the
implementation of commitments to
bondholders

Bac Ninh, August 28th, 2025

To: Hanoi Stock Exchange

Pursuant to the provisions of Circular No. 76/2024/TT-BTC dated 06/11/2024 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 (KBC) would like to public the content of periodic information disclosure on the implementation of the issuer's commitments to bondholders in 2024 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 27/03/2002, updated and amended from time to time.
- Head office address: Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province.
- 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. Reporting period: for the first 6 months of 2025 (from 01/01/2025 to 30/06/2025)

3. Implementation of regulations on information disclosure according to each outstanding bond code:

No	Bond Code	Situation of periodic information disclosure (complied/not complied)	Information disclosure on acquisition, swap, conversion, exercise of rights (if any) (complied/not complied)	Extraordinary information disclosure (complied/not complied)	Situation of other information disclosure (complied/not complied) (if any)
1	KBC12401	Complied	Not arising	Complied	Complied

KBC has complied with the periodic and extraordinary information disclosure obligations applicable to Bonds: reporting on the payment of bond principal and interest for the first 6 months of 2025, audited interim separate financial statements for 2025, audited interim consolidated financial statements for 2025, periodic reports on the use of proceeds from bond issuance, etc in accordance with the provisions of Decree No. 65/2022/ND-CP dated September 16, 2022 amending and supplementing a number of articles of Decree No. 153/2020/ND-CP dated December 31, 2020 of the Government; Circular No. 76/2024/TT-BTC dated November 6, 2024 of the Ministry of Finance 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.

4. Implementation of other commitments according to each outstanding bond code:

About the compliance with the issuer's commitments under the issuance plan and the contents of information disclosure before the issuance:

No	Bond Code	Issue Date	Contents	Details	Compliance Results
1	KBC12401	28/08/2024	Issue purpose	Restructuring of debts of the Issuer to the following companies: Saigon – Bac Giang Industrial Park Corporation, Hung Yen Investment and Development Corporation, specifically: - Repayment of loan principal and interest of Sai Gon - Bac Giang Industrial Park Corporation, total: 391,135,068,502 VND. In which, principal repayment: 272,500,000,000 VND; Interest payment: 118,635,068,502 VND. - Repayment of loan principal and interest of Hung Yen Investment and Development Corporation, total: 608,864,931,498 VND. In which, principal repayment: 550,000,000,000 VND; Interest payment: 58,864,931,498 VND.	Complied
			Collateral/payment guarantee	13,000,0000 common shares of Saigon - Hai Phong Industrial Park Corporation owned by Kinh Bac City Development Holding Corporation	Complied
			Payment of interest and principal of bonds	- Unless otherwise redeemed prior to maturity, whether mandatorily or voluntarily in accordance with the terms and conditions of the bonds, the principal amount shall be	Complied (already paid bond interest for the first

No	Bond Code	Issue Date	Contents	Details	Compliance Results
				repaid in a single lump sum at par value on the maturity date - Interest on the bonds shall be paid semi-annually on each interest payment date. The interest amount for each interest period shall be calculated based on the actual number of days in such period and a 365-day year. ➤ In which: Bond interest of the first period was paid on 28/02/2025	period on 26/02/2025)
			Early redemption commitment	No occurrence	
			Bond conversion commitment	No occurrence	
			Other commitments of the issuer	<ul style="list-style-type: none"> - Implementing and complying with the issuance plan and the provisions of the law related to Bonds; - Using the proceeds from the Bond issuance for the right issuance purpose and complying with the provisions of law; - Using the proceeds from business activities in accordance with the source allocation plan to fully pay the interest and principal of the Bonds when they are due or to pay for the early redemption of the Bonds and other obligations of the Issuer related to the Bonds; - The Issuer commits to comply with the regulations on information disclosure before the issuance, information disclosure on bond issuance results and periodic and extraordinary information disclosure in accordance with current regulations. 	Complied

We hereby certify to bear full responsibility before the law for the content, accuracy and completeness of the above published information./.

PREPARER

(signed)

LE THI HOAI NAM

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

(signed, sealed)

PHAM PHUC HIEU