

**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. 2503/2026/KBC-CV  
About: Information disclosure  
on the use of proceeds from the bond  
offering

*Bac Ninh, March 25th, 2026*

**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 year 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**

**Recipients:**

- *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: 2503.1/2026/KBC-CK

*Bac Ninh, March 25th, 2026*

**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 31 December 2025, KBC has only 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
<b>Total</b>			<b>822,500,000,000</b>	<b>177,500,000,000</b>	<b>1,000,000,000,000</b>

**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 31/12/2025
- 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 31/12/2025)	Actual situation of using the proceeds from the issuance of accumulated bonds to the end of the reporting period 31/12/2025
			Amount (VND)*	Amount (VND)*	Amount (VND)*
<b>I.</b>	<b>For bonds issued before the effective date of Decree No. 65/2022/ND-CP and outstanding debts: None</b>				
<b>II.</b>	<b>For bonds issued from the effective date of Decree No. 65/2022/ND-CP and outstanding</b>				
1.	Programs/Projects	None			
2.	Debt restructuring		<b>1,000,000,000,000</b>		<b>1,000,000,000,000</b>
-	<i>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</i>	KBC12401	391,135,068,502		391,135,068,502
-	<i>Principal and interest with Hung Yen Investment and Development Corporation: contract No. 01/2021/TTHTV/HY-KBC, 01/2022/TTHTV/HY-KBC</i>		608,864,931,498		608,864,931,498
<b>Total (I + II)</b>			<b>1,000,000,000,000</b>		<b>1,000,000,000,000</b>

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 31 December 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 three (3) branches: Ho Chi Minh branch is located at No. 20 Phung Khac Khoan, Sai Gon Ward, Ho Chi Minh City, Vietnam; Can Tho City branch is located at No.64 B8 Street, Hung Phu residential area, Hung Phu Ward, Can Tho City, Vietnam and Thai Nguyen branch is located at No.2 residential area, Uc Son Street, Phu Binh Ward, Thai Nguyen, 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 31 December 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 31 December 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  
24 March 2026

# Independent Audit Report

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

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Grant Thornton (Vietnam) Limited  
18th Floor  
Hoa Binh International Office Building  
106 Hoang Quoc Viet Street  
Cau Giay District, Hanoi  
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Reference: 25-11-090-2

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 year 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 24 March 2026 as presented from pages 5 to 11. 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 year 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 worship; 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)*

*(signed)*

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

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

Hanoi, Vietnam  
24 March 2025

# 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 31 December 2025

## PERIODIC REPORT ON THE USE OF PROCEEDS FROM THE ISSUANCE OF BONDS FOR YEAR 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 year 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 31 December 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 31 December 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 31 December 2025

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

- Reporting period from 1 January 2025 to 31 December 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 31/12/2025)	Actual situation of using the proceeds from the issuance of accumulated bonds to the end of the reporting period 31/12/2025
			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		1,000,000,000,000	-	1,000,000,000,000
	<i>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</i>	KBC12401	391,135,068,502	-	391,135,068,502
	<i>Principal and interest with Hung Yen Investment and Development Corporation: contract No. 01/2021/TTHTV/HY-KBC, 01/2022/TTHTV/HY-KBC</i>		608,864,931,498	-	608,864,931,498
<b>Total (I+II)</b>			<b>1.000.000.000.000</b>	<b>-</b>	<b>1.000.000.000.000</b>

On behalf of the Managers,

(signed, sealed)

(signed)

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

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

Bac Ninh, Vietnam  
 24 March 2026

# 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 31 December 2026

## 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 three (3) branches: Ho Chi Minh branch is located at No. 20 Phung Khac Khoan, Sai Gon Ward, Ho Chi Minh City, Vietnam; Can Tho City branch is located at No.64 B8 Street, Hung Phu residential area, Hung Phu Ward, Can Tho City, Vietnam and Thai Nguyen branch is located at No.2 residential area, Uc Son Street, Phu Binh Ward, Thai Nguyen, 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 Right (%)	Effective Interest Rate (%)	Head Office	Main activities according 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

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STT	Company Name	Voting Rate (%)	Benefit		Head Office	Main activities of the year
			Rate (%)			
8	Vung Tau Investment Group Joint Stock Company	(i)	(i)		LK 28 Hang Dieu Street, Rach Dua Ward, Ho Chi Minh City, Vietnam	Building and trading real estates
9	Hung Yen Investment and Development Corporation	98.69	98.28		No. 210 Nguyen Van Linh Street, Son Nam Ward, Hung Yen Province, Vietnam	Real Estate Construction and Business
10	Kinh Bac – Dong Thap City Development Corporation (ii)	90.00	90.00		7th Floor, Dong Thap Provincial Post Office Building, 71A Nam Ky Khoi Nghia Street, Dao Thanh Ward, Dong Thap Province, Vietnam	Investment, building and trading real estates
<b>II Indirectly-owned subsidiaries</b>						
1	Tan Phu Trung – Long An Industrial Park One Member Company Limited	100.00	72.82		No. 133 Road 835, Can Giuoc Ward, Tay Ninh Province, Vietnam	Architectural activities and related technical consultancy
2	Bac Giang – Long An Industrial Park One Member Company Limited	100.00	96.46		No. 133 Road 835, Can Giuoc Ward, Tay Ninh Province, Vietnam	Architectural activities and related technical consultancy
3	Long An Development Invest Joint Stock Company	60.00	57.42		Tan Dong Hamlet, Tan Tap Ward, Tay Ninh Province, Vietnam	Architectural activities and related technical consultancy
4	Bao Lac Spiritual Park Joint Stock Company	65.00	58.02		Ngo Xa Village, Yen Phong Ward, Bac Ninh Province, Vietnam	Funeral service activities
5	Tan Tap Industrial Infrastructure Development Limited Company	100	89.26		No. 133 Road 835, Can Giuoc Ward, Tay Ninh Province, Vietnam	Architectural activities and related technical consultancy
6	Quang Yen Electronics Company Limited	100.00	89.26		Lot NA8-2, high-class factory and factory project complex in Dam Nha Mac area, Lien Hoa Ward, Quang Ninh Province, Vietnam	Manufacture of electronic components
7	Quang Yen Manufacturing Industry Company Limited	100.00	89.26		Lot NA8-1, high-class factory and factory project complex in Dam Nha Mac area, Lien Hoa Ward, Quang Ninh Province, Vietnam	Producing nozzles for agricultural machinery engines
8	Hung Yen Hospitality Services Joint Stock Company	100.00	94.35		2nd Floor, No. 210, Nguyen Van Linh Street, Son Nam Ward, Hung Yen Province, Vietnam	Trading real estate
9	Tan Phu Trung – Tay Ninh Industrial Park One Member Company Limited (**)	100.00	72.82		No. 348 Group 13, Bac Ben Soi Hamlet, Ninh Dien Ward, Tay Ninh Province, Vietnam	Architectural activities and related technical consultancy
10	Trump International Vietnam Joint Stock Company (vi)	99.00	95.32		3rd Floor, No. 210, Nguyen Van Linh Street, Son Nam Ward, Hung Yen Province, Vietnam	Investment, building and trading real estates

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11	Global Security Protection Services Joint Stock Company (vii)	79.00	76.06	4th Floor, No. 210 Nguyen Van Linh Street, Son Nam Ward, Hung Yen Province, Vietnam	Security services
12	Lang Ha Investment Corporation (viii)	99.00	99.00	1A Lang Ha Street, Giang Vo Ward, Hanoi City, Vietnam	Investment, building and trading real estates

- (i) Vung Tau Investment Group Joint Stock Company was registered and established in 2021. As of 31 December 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. Details regarding the capital contribution commitment to this company are presented in Note 41.2.
- (ii) Kinh Bac – Dong Thap City Development Corporation was registered and established in September 2025. As at 31 December 2025, the company and the other shareholders of Kinh Bac - Dong Thap City Development Corporation have not yet completed their capital contribution to this subsidiary. Details regarding the capital contribution commitment in this company are presented in Note 41.2.
- (iii) 3H Vietnam Investment and Construction Company Limited was registered and established in 2023. As at 31 December 2025, the company has completed the procedures for acquiring the capital in this company. Details of this transaction are presented in Note 5.
- (iv) A&E Logistics Company Limited was registered and established in 2020. As at 31 December 2025, The company has completed the procedures for acquiring the capital in this company. Details of this transaction are presented in Note 5.
- (v) Tan Phu Trung - Tay Ninh Industrial Park One Member Company Limited was registered and established in 24 February 2025. This company is a subsidiary of Northwest Saigon City Development Corporation owned 100%.
- (vi) Trump International Vietnam Joint Stock Company was registered and established in 9 July 2025. This subsidiary is the subsidiary of Hung Yen Investment and Development Corporation owned 99%.
- (vii) Global Security Protection Services Joint Stock Company was registered and established 16 October 2025. This subsidiary is the subsidiary of Hung Yen Investment and Development Corporation owned 79%.
- (viii) 3H Vietnam Investment and Construction Company Limited was registered and established 9 June 2006. This subsidiary is owned 49% and 50% by 3H Vietnam Investment and Construction Company Limited and A&E Logistics Company Limited, respectively.

## 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:

# Kinh Bac City Development Holding Corporation

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- 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)*

*(signed)*

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Nguyen Thi Thu Huong  
General Director

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Luu Phuong Mai  
Preparer

Bac Ninh, Vietnam  
24 March 2026