

No. 1804.3/2026/KBC/TT-HDQT

Bac Ninh, March 27<sup>th</sup>, 2026

## SUBMISSIONS

### THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Ref: Transactions with the related party

which is Trang Cat Urban Development One Member Company Limited

***Pursuant to:***

- *Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17<sup>th</sup>, 2020, amended and supplemented by Law No. 03/2022/QH15 approved by the National Assembly of the Socialist Republic of Vietnam on January 1<sup>st</sup>, 2022, amended and supplemented by Law No. 76/2025/QH15 approved by the National Assembly of the Socialist Republic of Vietnam on June 17<sup>th</sup>, 2025 and guiding documents;*
- *Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam dated November 26<sup>th</sup>, 2019; amended and supplemented by Law No. 56/2024/QH15 approved by the National Assembly of the Socialist Republic of Vietnam on November 29<sup>th</sup>, 2024 and guiding documents;*
- *Decree No. 155/2020/ND-CP issued by the Government on December 31<sup>st</sup>, 2020; amended and supplemented by Decree No. 245/2025/NĐ-CP passed by the Government on September 1<sup>st</sup>, 2025;*
- *Current Charter on organization and operation of Kinh Bac City Development Holding Corporation.*

**Dear Our Esteemed Shareholders!**

Trang Cat Urban Development One Member Company Limited (“**Trang Cat Company**”) is a wholly-owned subsidiary of Kinh Bac City Development Holding Corporation (“**KBC**”). In this structure, Trang Cat Company is the implementing entity and KBC is the Investor of the Trang Cat Urban Area and Service Project (“**Trang Cat Project**”). According to the provisions of the law under: (i) Clause 46, Article 4 of the Law on Securities No. 54/2019/QH14 dated November 26<sup>th</sup>, 2019, and (ii) Point b, Clause 23, Article 4 of the Law on Enterprises No. 59/2020/QH14 dated June 17<sup>th</sup>, 2020, KBC and Trang Cat Company are related parties. Therefore, during the process of finalizing legal procedures, investment, construction, capital arrangement, utilization of collateral,

performance of guarantee obligations, development, and business operations of the Project, Kinh Bac City Development Holding Corporation—in its capacity as the owner and related party—shall be responsible for approving all Resolutions/Decisions concerning Trang Cat Company and Project activities in accordance with applicable legal regulations.

**On that basis, the Board of Directors (“BOD”) of Kinh Bac City Development Holding Corporation hereby reports the following contents to the General Meeting of Shareholders (“GMS”):**

In 2025, within the scope of its authority, the BOD issued Board Resolutions approving transactions related to: (i) capital transfers (loans, lending) between KBC and Trang Cat Company; (ii) approval for Trang Cat Company to implement credit facility plans at credit institutions; (iii) the use of KBC’s entire capital contribution in Trang Cat Company; land use rights, property rights arising from the Trang Cat Project, and land-attached assets to be formed in the future from the Trang Cat Project under the ownership/use rights of Trang Cat Company to secure all obligations of Trang Cat Company, KBC, and related parties at credit institutions; and (iv) certain other operations related to internal governance and operations at Trang Cat Company.

Simultaneously, to promptly implement operational plans for the Trang Cat Project with the objective of quickly finalizing legal procedures, constructing essential infrastructure, and bringing the Project into exploitation and business to ensure plans for revenue, profit, and cash flow for the Corporation from 2026 onwards, **the BOD respectfully submits the key tasks and all transactions expected to arise in 2026 – 2027 to the GMS for consideration and approval: (i) at Trang Cat Company, the Trang Cat Project, and/or (ii) between KBC or subsidiaries owned/controlled by KBC and Trang Cat Company and related parties as follows:**

- Adjusting the increase/decrease of charter capital for Trang Cat Company at appropriate times depending on the actual situation and capital needs of the Project;
- Approving plans for business operations, investment/business cooperation, product development and distribution of the Project, etc.;
- Arranging capital sources for the Project through borrowing, issuance and offering of securities, investment cooperation, and other mechanisms ensuring compliance with relevant legal regulations;
- Executing commitments, guarantees, security measures, financial support, capital transfers, borrowing and lending transactions, and other contracts and transactions related to KBC, Trang Cat Company, Trang Cat Project, subsidiaries, affiliated companies, or other related parties of KBC;
- Transferring a portion of the Project to secondary investors, etc.;

- Utilizing assets under the ownership/use rights of Trang Cat Company, KBC’s, KBC's subsidiaries/entities controlled by KBC, or third parties to secure debt repayment for loans and other obligations related to KBC, Trang Cat Company, Trang Cat Project, subsidiaries, affiliated companies, or other related parties of KBC and Trang Cat Company;
- Other transactions within the authority of the BOD.

The BOD respectfully submits to the GMS for approval of the policy regarding the aforementioned transactions expected to arise in 2026 – 2027 and shall be responsible for reporting on the implementation status of these material transactions at the nearest General Meeting of Shareholders in 2027.

At the same time, the BOD respectfully submits the proposal to the GMS for authorization to develop and approve detailed plans for the aforementioned purposes, depending on the actual situation and in line with the Corporation’s development strategy at any given time, ensuring the interests of shareholders and full compliance with legal regulations.

Respectfully submitted to the GMS for consideration and voting for approval.

With sincere thanks!

**ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN OF THE BOARD**

**Recipients:**

- The shareholders;
- Members of Board of Directors;
- Members of Executive Boards;
- Members of Supervisory Board;
- Stored: Admin

**(Signed)**

**DANG THANH TAM**