

No. 1412/2024/KBC-CK

Bac Ninh, December 14, 2024

## EXTRAORDINARY INFORMATION DISCLOSURE

**To:**

- **The State Securities Commission;**
- **Ho Chi Minh City Stock Exchange;**
- **Esteemed Shareholders.**

1. Name of organization: Kinh Bac City Development Holding Corporation

- Stock code: KBC

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

- Phone: (0222) 3634034

Fax: (0222) 3634035

- E-mail: [info@kinhbaccity.vn](mailto:info@kinhbaccity.vn)

Website: <http://www.kinhbaccity.vn>

2. Contents of information:

Pursuant to the current regulations on information disclosure on the stock market, Kinh Bac City Development Holding Corporation ("**KBC**") would like to announce **the use of KBC's assets to secure debt repayment obligations of the subsidiaries**. The Board of Directors of the Corporation unanimously promulgated the following Resolutions:

BOD's Resolution No. 1312/2024/KBC/NQ-HDQT dated 13/12/2024 approving the use of all contributed capital of KBC in Trang Cat One Member Urban Development Limited ("TCC") and Resolution No. 1312.1/2024/KBC/NQ-HDQT dated 13/12/2024 approving the use of SCD shares owned by Kinh Bac City Development Holding Corporation as collateral to secure debt repayment obligations of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank. The full text of the BOD's Resolutions of is attached to this official letter.

3. This information has been published on the company's website since 14/12/2024 at the link: <http://www.kinhbaccity.vn>.

We hereby commit that the information disclosed above is true and are fully responsible for the legal content of the published information.

**Attachments:**

Full documents of section 2

**ON BEHALF OF KINH BAC CITY DEVELOPMENT  
HOLDING CORPORATION  
Person to disclose information  
Chairman of the Board of Directors**

(signed and stamped)

**Dang Thanh Tam**

No. 1312/2024/KBC/NQ-HDQT

Bac Ninh, December 13, 2024

## **RESOLUTION OF THE BOARD OF DIRECTORS**

About: Approving the use of the entire contributed capital owned by Kinh Bac City Development Holding Corporation at Trang Cat One Member Urban Development Limited as collateral to secure the entire debt repayment obligation for loans related to Trang Cat project of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank

### **BOARD OF DIRECTORS**

#### **KINH BAC CITY DEVELOPMENT HOLDING CORPORATION**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 17/6/2020 and documents amending, supplementing and guiding the implementation;
- Pursuant to the Business Registration Certificate No. 2300233993 first registered on 27/3/2002, with the 21st amendment registration on 03/10/2024 of Kinh Bac City Development Holding Corporation issued by the Department of Planning and Investment of Bac Ninh province;
- Pursuant to the current Charter of Kinh Bac City Development Holding Corporation;
- Pursuant to the BOD's Meeting Minutes No. 1312/2024/KBC/BB-HDQT dated 13/12/2024 approving the use of the entire contributed capital owned by Kinh Bac City Development Holding Corporation at Trang Cat One Member Urban Development Limited as collateral to secure all debt repayment obligations for loans related to the Trang Cat Project Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank.

### **RESOLVE:**

**Article 1. Approving the use of the entire contributed capital owned by Kinh Bac City Development Holding Corporation in Trang Cat One Member Urban Development Limited as collateral to secure the entire debt repayment obligation for loans related to Trang Cat Project of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank**

The Board of Directors of the Corporation agreed to use the entire contributed capital owned by Kinh Bac City Development Holding Corporation in Trang Cat One Member Urban Development Limited which is 12,681,000,000,000 VND (*In words: Twelve thousand six hundred and eighty-one billion dong*), accounting for 100% of the

charter capital of Trang Cat One Member Urban Development Limited as collateral to secure all debt repayment obligations for loans related to Trang Cat Urban and Service Construction Investment Project ("**The Project**") of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank ("**Collateral**"). The secured period is calculated from the date the loans incurred until the entire debt repayment obligation is completed.

The Board of Directors of the Corporation unanimously approves the policy: Any additional capital contributed to the Trang Cat One Member Urban Development Limited of Kinh Bac City Development Holding Corporation then the Collateral and all benefits, assets, property rights, compensation, other payments, other rights and material benefits arising from the Collateral all guarantee the performance of loan repayment obligations related to Trang Cat Urban and Service Construction Investment Project of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank ("**VPBank**").

## **Article 2: Implementation**

2.1. The Board of Directors unanimously assigns and/or authorizes Mr. Dang Thanh Tam – Chairman of the Board of Directors, the legal representative to perform the following tasks:

- To decide on all details, terms and conditions of other dossiers, documents and documents related to the use of the Collateral ("**Credit Document**"); to take all necessary actions and procedures to complete the transactions as prescribed in Article 1 of this Resolution;
- To transfer, receive and implementation of the above-mentioned Credit Documents to complete the procedures in accordance with the law.

The Corporation's Board of Directors unanimously approves the Chairman to re-authorize the General Director of the Corporation to perform all assigned and authorized tasks specified in Clause 2.1, Article 2 of this Resolution in accordance with law.

2.2. The Board of Directors unanimously assigns and/or authorizes the Chairman cum Director of Trang Cat One Member Urban Development Limited to perform the following tasks:

- To proactively arrange capital sources and carry out other procedures related to loan and mortgage transactions of The Project at VPBank on the basis of approving the owner's policies as prescribed in the Company's Charter and complying with current laws. To issue internal approval decisions to complete transactions as prescribed in Clause 2.2, Article 2 of this Resolution in case of necessity.

- To decide on all details, terms and conditions of Contracts, Agreements, Debt Acceptance Contracts, other documents and documents related to the loan and mortgage transactions of the Project at VPBank.

**Article 3: Enforcement**

This Resolution takes effect from the date of signing.

Members of the Board of Directors, the Board of General Directors, Heads of relevant Departments/Divisions and individuals of the Corporation and the Chairman cum Director of Trang Cat One Member Urban Development Limited are responsible for the implementation of this Resolution./.

**Recipient:**

- As Article 3;
- Supervisory Board;
- Stored: Admin.

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

(signed and stamped)

**DANG THANH TAM**



THE SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness

No. 1312.1/2024/KBC/NQ-HDQT

Bac Ninh, December 13, 2024

## **RESOLUTION OF THE BOARD OF DIRECTORS**

About: Approving the use of SCD shares owned by Kinh Bac City Development Holding Corporation as collateral to secure the debt repayment obligations of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank

### **BOARD OF DIRECTORS**

#### **KINH BAC CITY DEVELOPMENT HOLDING CORPORATION**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 17/06/2020 and documents amending, supplementing and guiding the implementation;
- Pursuant to the Business Registration Certificate No. 2300233993 first registered on 27/3/2002, with the 21st amendment registration on 03/10/2024 of Kinh Bac City Development Holding Corporation issued by the Department of Planning and Investment of Bac Ninh province;
- Pursuant to the current Charter of Kinh Bac City Development Holding Corporation;
- Pursuant to the BOD's Meeting Minutes No. 1312.1/2024/KBC/BB-HDQT dated 13/12/2024 approving the use of SCD shares owned by Kinh Bac City Development Holding Corporation as collateral to secure the debt repayment obligations of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank.

## **RESOLVE**

**Article 1: Approving the use of SCD shares owned by Kinh Bac City Development Holding Corporation as collateral to secure the debt repayment obligations of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank**

The Board of Directors of the Corporation unanimously approved the use of 15,000,000 (*In words: Fifteen million*) shares of Saigon Northwest City Development Corporation ("SCD") owned by Kinh Bac City Development Holding Corporation as collateral to secure the debt repayment obligations of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank ("Collateral") at the time after the above-mentioned SCD shares are released from the third party (if any) in accordance with the provisions of law. The secured period is

calculated from the date of loans incurred until the debt repayment obligations are completed.

The Board of Directors of the Corporation unanimously approves the policy: Any benefits, property rights and other material benefits arising from the Collateral are secure the debt repayment obligations of Trang Cat One Member Urban Development Limited at Vietnam Prosperity Joint Stock Commercial Bank ("**VPBank**").

**Article 2: Implementation**

The Board of Directors unanimously assigns and/or authorizes Mr. Dang Thanh Tam – Chairman of the Board of Directors, the legal representative to perform the following tasks:

- To decide on all details, terms and conditions of other dossiers, files and documents related to the use of the Collateral ("**Credit Document**"); to take all necessary actions and other procedures to complete the transactions as prescribed in Article 1 of this Resolution and to comply with the provisions of law current laws;
- To transfer, receive and implement the above-mentioned Credit Documents to complete the procedures in accordance with the law.

The Corporation’s Board of Directors unanimously approves the Chairman to re-authorize the General Director of the Corporation to perform all assigned and authorized tasks specified in Article 2 of this Resolution in accordance with law.

**Article 3: Enforcement**

This Resolution takes effect from the date of signing.

Members of the Board of Directors, the Board of Managers, heads of relevant departments/divisions and individuals of the Corporation shall be responsible for the implementation of this Resolution./.

**Recipient:**

- As Article 3;
- Supervisory Board;
- Stored: Admin.

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

(signed and stamped)

**DANG THANH TAM**