

No: 3110/2022/KBC-CK

Bac Ninh, October 31st, 2022

PERIODIC INFORMATION DISCLOSURE

- To:**
- State Securities Committee;
 - Ho Chi Minh Stock Exchange;
 - Hanoi Stock Exchange;
 - Shareholders.

1. Name of organization: KinhBac City Development Holding Corporation

- Securities code: KBC
- Bond code: KBC121020
- Address: Lot B7, Que Vo Industrial Park, Phuong Lieu Commune, Que Vo District, Bac Ninh Province, Vietnam
- Tel: (0222) 3634034
- Fax: (0222) 3634035
- E-mail: info@kinhbaccity.vn
- Website: <http://www.kinhbaccity.vn>

2. Content of disclosure:

Pursuant to the current regulations on information disclosure on the securities market, KinhBac City Development Holding Corporation (KBC) would like to announce **Financial statements for the third quarter of 2022** as below:

- The separate financial statements for the third quarter of 2022 and Notes to the financial statements
- The consolidated financial statements for the third quarter of 2022 and Notes to the financial statements

3. This information has been published on the company's website on October 31st, 2022 at the link <http://www.tinhbaccity.vn>.

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Attchedment:

Full document of section 2

**On behalf of KINH BAC CITY DEVELOPMENT
HOLDING COPPORATION - JSC
ĐÔ THỊ KINH BẮC – CTCP
Authorized person to disclose informaion
Deputy General Manager**

(signed and stamped)

Pham Phuc Hieu

KinhBac City Development Holding Corporation

CONSOLIDATED FINANCIAL STATEMENTS

For the third quarter of 2022

KinhBac City Development Holding Corporation

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CONSOLIDATED BALANCE SHEET
as at 30 September 2022

Currency: VND

Code	ASSETS	Notes	Dated 30 September 2022	Dated 31 December 2021
100	A. CURRENT ASSETS		26.551.232.451.483	25.684.222.720.417
110	I. Cash and cash equivalents	4	1.322.985.556.562	2.562.478.285.805
111	1. Cash		519.264.654.040	728.220.230.961
112	2. Cash equivalents		803.720.902.522	1.834.258.054.844
120	II. Short-term investments		2.172.019.547.041	2.015.611.338.385
121	1. Held-for-trading securities	5.1	2.042.358.461.369	1.862.358.461.369
122	2. Provision for held-for-trading securities	5.1	(5.867.452.969)	(2.308.273.169)
123	3. Held-to-maturity investments	5.2	135.528.538.641	155.561.150.185
130	III. Current accounts receivable		10.769.304.628.393	9.345.615.937.801
131	1. Short-term trade receivables	6.1	1.423.013.576.631	1.927.952.983.605
132	2. Short-term advances to suppliers	6.2	3.451.005.689.969	2.877.319.303.149
135	3. Short-term loan receivables	7	3.168.818.921.272	2.304.099.614.559
136	4. Other short-term receivables	8	2.742.883.721.171	2.252.661.317.138
137	5. Provision for doubtful short-term receivables	6.1,7	(16.417.280.650)	(16.417.280.650)
140	IV. Inventories	9	11.982.830.760.367	11.515.237.946.621
141	1. Inventories		11.982.830.760.367	11.515.237.946.621
150	V. Other current assets		304.091.959.120	245.279.211.805
151	1. Short-term prepaid expenses		60.615.500.016	79.145.682.100
152	2. Value-added tax deductible		211.285.318.911	136.584.272.359
153	3. Tax and other receivables from the State	10	32.139.100.045	29.511.205.731
155	4. Other current assets		52.040.148	38.051.615

CONSOLIDATED BALANCE SHEET (continued)
as at 30 September 2022

Currency: VND

Code	ASSETS	Notes	Dated 30 September 2022	Dated 31 December 2021
200	B. NON-CURRENT ASSETS		6.824.159.903.375	5.307.610.273.249
210	I. Long-term receivables		1.053.403.982.956	1.489.805.463.863
215	1. Long-term loan receivables	7	447.096.703.957	1.061.473.000.000
216	2. Other long-term receivables	8	606.307.278.999	428.332.463.863
220	II. Fixed assets		344.473.199.759	248.553.074.644
221	1. Tangible fixed assets	11	344.416.643.101	248.491.102.971
222	Cost		689.254.739.513	561.147.793.219
223	Accumulated depreciation		(344.838.096.412)	(312.656.690.248)
227	2. Intangible fixed assets		56.556.658	61.971.673
228	Cost		448.175.500	448.175.500
229	Accumulated amortisation		(391.618.842)	(386.203.827)
230	III. Investment properties	12	173.193.921.957	190.776.437.679
231	1. Cost		255.288.287.858	255.288.287.858
232	2. Accumulated depreciation		(82.094.365.901)	(64.511.850.179)
240	IV. Long-term assets in progress		1.075.543.388.923	1.074.460.096.465
242	1. Construction in progress	13	1.075.543.388.923	1.074.460.096.465
250	V. Long-term investments	15	4.164.506.117.717	2.287.760.382.442
252	1. Investments in associates, jointly controlled entities	15.1	3.787.893.835.867	1.872.148.100.592
253	2. Investment in other entities	15.2	399.500.200.000	438.500.200.000
254	3. Provision for diminution in value of long-term investments		(22.887.918.150)	(22.887.918.150)
260	VI. Other long-term assets		13.039.292.063	16.254.818.156
261	1. Long-term prepaid expenses		13.039.292.063	16.254.818.156
270	TOTAL ASSETS		33.375.392.354.858	30.991.832.993.666

CONSOLIDATED BALANCE SHEET (continued)
as at 30 September 2022

Currency: VND

Code	RESOURCES	Notes	Dated 30 September 2022	Dated 31 December 2021
300	C. LIABILITIES		14.732.800.699.909	14.432.620.910.944
310	I. Current liabilities		8.667.314.463.198	6.511.120.826.191
311	1. Short-term trade payables	16	220.290.549.484	152.213.471.055
312	2. Short-term advances from customers	17	336.378.748.258	514.339.547.221
313	3. Statutory obligations	18	207.885.041.013	149.301.926.097
314	4. Payables to employees		318.313.135	9.452.327.919
315	5. Short-term accrued expenses	19	1.639.855.934.889	1.527.000.062.915
318	6. Short-term unearned revenues		7.385.827.076	2.303.464.821
319	7. Other short-term payables	20	2.713.555.596.666	2.634.535.163.959
320	8. Short-term loans	21	3.534.690.236.368	1.515.095.900.895
322	9. Bonus and welfare fund		6.954.216.309	6.878.961.309
330	II. Non-current liabilities		6.065.486.236.711	7.921.500.084.753
333	1. Long-term accrued expenses	22	1.675.312.284.649	1.430.816.612.872
336	2. Long-term unearned revenue		29.491.119.304	4.536.489.837
337	3. Other long-term liabilities	23	18.257.188.404	11.455.085.747
338	4. Long-term loans	21	3.428.914.080.258	5.539.263.915.459
341	5. Deferred tax liabilities	30.3	912.559.596.134	934.476.012.876
342	6. Long-term provisions		951.967.962	951.967.962

CONSOLIDATED BALANCE SHEET (continued)
as at 30 September 2022

Currency: VND

Code	RESOURCES	Notes	Dated 30 September 2022	Dated 31 December 2021
400	D. OWNERS' EQUITY		18.642.591.654.949	16.559.212.082.722
410	I. Capital	24	18.642.591.654.949	16.559.212.082.722
411	1. Share capital		7.676.047.590.000	5.757.111.670.000
411a	- Shares with voting rights		7.676.047.590.000	5.697.601.890.000
	- Treasury shares		-	59.509.780.000
412	2. Share premium		2.743.529.570.000	3.397.344.430.000
415	3. Treasury shares		-	(364.466.650.000)
418	4. Investment and development fund		2.223.693.823	2.223.693.823
421	5. Undistributed earnings		5.837.599.231.188	5.486.644.488.878
421a	- Undistributed earnings up to end of prior year		3.803.922.397.715	4.316.487.151.605
421b	- Undistributed earnings of current year		2.033.676.833.473	1.170.157.337.273
429	6. Non-controlling interests		2.383.191.569.938	2.280.354.450.021
440	TOTAL LIABILITIES AND OWNERS' EQUITY		33.375.392.354.858	30.603.980.042.503

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(Signed)

Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director cum
Chief Accountant

Nguyen Thi Thu Huong
General Director

30 October 2022

CONSOLIDATED INCOME STATEMENT

for the fiscal period of three months and nine months ended 30 September 2022

Currency: VND

Code	ITEMS	Notes	Third quarter of 2022	Third quarter of 2021	Accumulated until 30 September 2022	Accumulated until 30 September 2021
01	1. Revenue from sale of goods and rendering of services	25.1	203.234.207.764	324.859.229.797	1.288.529.353.491	3.076.635.357.898
02	2. Deductions	25.1	-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	25.1	203.234.207.764	324.859.229.797	1.288.529.353.491	3.076.635.357.898
11	4. Cost of goods sold and services rendered	26	105.934.030.177	165.949.582.459	728.170.326.292	1.345.620.157.220
20	5. Gross profit from sale of goods and rendering of services		97.300.177.587	158.909.647.338	560.359.027.199	1.731.015.200.678
21	6. Finance income	25.2	83.331.929.635	36.623.757.614	237.887.026.464	111.113.527.620
22	7. Finance expenses	27	140.834.307.145	177.922.010.403	440.576.796.228	403.299.799.661
23	<i>In which: Interest expenses</i>		<i>126.698.613.288</i>	<i>154.755.196.079</i>	<i>392.090.744.712</i>	<i>361.605.769.402</i>
24	8. Shares of profit of associates, joint-ventures	15.1	1.997.227.813.500	(990.129.642)	2.207.598.686.438	4.110.827.054
25	9. Selling expenses	28	3.383.773.194	13.571.023.877	40.634.185.866	119.500.536.461
26	10. General and administrative expenses	28	72.070.998.383	38.705.528.989	282.483.172.556	254.921.494.963
30	11. Operating profit		1.961.570.842.000	(35.655.287.959)	2.242.150.585.451	1.068.517.724.267
31	12. Other income	29	309.062.666	1.006.490.512	19.993.378.475	3.120.379.234
32	13. Other expenses		3.020.000.061	(7.718.182)	8.967.695.603	8.527.642.308
40	14. Other (loss)/profit		(2.710.937.395)	1.014.208.694	11.025.682.872	(5.407.263.074)
50	15. Accounting profit before tax		1.958.859.904.605	(34.641.079.265)	2.253.176.268.323	1.063.110.461.193
51	16. Current corporate income tax expenses	30.2	19.802.355.444	23.248.504.820	138.578.731.676	222.956.709.027
52	17. Deferred tax (expenses)/ income	30.3	(2.824.640.536)	(1.396.182.530)	21.916.416.742	(107.061.035.801)

CONSOLIDATED INCOME STATEMENT (continued)
for the fiscal period of three months and nine months ended 30 September 2022

Currency: VND

<i>Code</i>	<i>ITEMS</i>	<i>Notes</i>	<i>Third quarter of 2022</i>	<i>Third quarter of 2021</i>	<i>Accumulated until 30 September 2022</i>	<i>Accumulated until 30 September 2021</i>
60	18. Net profit after tax (60=50-51+52)		1.936.232.908.625	(59.285.766.615)	2.136.513.953.389	733.092.716.365
61	18.1. Net profit after tax attributable to shareholders of the parent	24.1	1.918.671.879.809	(68.384.057.320)	2.033.676.833.473	571.660.838.386
62	18.2. Net profit after tax attributable to non-controlling interests	24.1	17.561.028.816	9.098.290.705	102.837.119.916	161.431.877.979
70	19. Earnings per share					
	- Basic earnings per share		2.500	(109)	2.654	913
	- Diluted earnings per share		2.500	(109)	2.654	913

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(Signed)

(Signed)

Luu Phuong Mai
Preparer

Pham Phuc Hieu
Deputy General Director cum Chief Accountant

Nguyen Thi Thu Huong
General Director

30 October 2022

CONSOLIDATED CASH FLOW STATEMENT
for the fiscal period of nine months ended 30 September 2022

Currency: VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2022	For the nine-month period ended 30 September 2021
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		2.253.176.268.323	1.063.110.461.193
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets		49.769.336.901	59.404.768.582
03	Provision/(reversal of provisions)		3.559.179.800	(59.363.630)
05	Profits from investing activities		(2.541.149.349.266)	(111.113.527.620)
06	Interest expenses and bond issue costs	27	435.284.987.131	402.777.531.071
08	Operating profit before changes in working capital		200.640.422.889	1.414.119.869.596
09	Increase in receivables		(464.591.197.773)	(1.096.042.113.685)
10	Decrease/(increase) in inventories		(467.592.813.746)	19.084.458.577
11	(Decrease)/increase in payables (other than interest, corporate income tax)		138.864.007.988	13.532.263.140
12	Decrease in prepaid expenses		21.745.708.177	(15.026.511.335)
14	Interest paid		(258.098.962.781)	(219.196.793.676)
15	Corporate income tax paid		(118.528.975.116)	(200.005.574.738)
20	Net cash flows used in operating activities		(947.561.810.362)	(83.534.402.121)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(133.020.743.985)	(129.164.828.993)
22	Proceeds from liquidation and sale of fixed assets and other long-term assets		336.363.636	-
23	Loans to other entities and payments for purchase of debt instruments of other entities		(1.157.297.703.957)	(3.060.009.004.506)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		890.052.000.000	621.100.000.000
25	Payments for investments in other entities		(79.204.332.379)	(155.822.882.035)
26	Proceeds from sale of investments in other entities		-	89.380.260.274
27	Interest and dividends received		42.658.005.762	5.954.174.449
30	Net cash flows used in investing activities		(436.476.410.923)	(2.628.562.280.811)

CONSOLIDATED CASH FLOW STATEMENT (continued)
for the fiscal period of nine months ended 30 September 2022

Currency: VND

Code	ITEMS	Notes	For the nine-month period ended 30 September 2022	For the nine-month period ended 30 September 2021
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		334.718.570.000	3.859.738.000.000
33	Drawdown of borrowings		883.153.906.850	3.118.930.593.552
34	Repayment of borrowings		(1.073.325.634.808)	(1.620.301.018.667)
36	Dividend paid		(1.350.000)	-
40	Net cash flows from financing activities		144.545.492.042	5.358.367.574.885
50	Net increase in cash and cash equivalents for the year		(1.239.492.729.243)	2.646.270.891.953
60	Cash and cash equivalents at beginning of the year		2.562.478.285.805	1.049.757.121.957
70	Cash and cash equivalents at end of the year	4	1.322.985.556.562	3.696.028.013.910

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(Signed)

(Signed)

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Deputy General Director cum
Chief Accountant

Nguyen Thi Thu Huong
General Director

30 September 2022