

No: 1906/2025/KBC-CK

Bac Ninh, June 19th, 2025

AD HOC INFORMATION DISCLOSURE

To:

- State Securities Committee;
- Ho Chi Minh Stock Exchange;
- Esteemed Shareholders.

1. Name of organization: KinhBac City Development Holding Corporation

- Securities code: KBC

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

- Tel: (0222) 3634034

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- 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, Kinh Bac City Development Holding Corporation (KBC) would like to disclosure information on **approving the offering price for privately-placed shares** as below:

The Board of Directors unanimously issued Resolution No. 1806/2025/KBC/NQ-HDQT dated 18/06/2025 which approved the offering price and relevant content related to the privately-placed share issuance. The full text of the BOD's Resolution is attached to this official letter.

3. This information has been published on the company's website since 19/06/2025 at the link <http://www.kinhbaccity.vn>.

We hereby certify that the information published is accurate and complete and we assume the full responsibility by the law.

Attachments:

Full document of section 2

**On behalf of KINH BAC CITY DEVELOPMENT
HOLDING CORPORATION
Person to disclose informaion
Chairman of the BOD**

(signed and stamped)

Dang Thanh Tam

No. 1806/2025/KBC/NQ-HDQT

Bac Ninh, June 18, 2025

RESOLUTION OF THE BOARD OF DIRECTORS

(Re: Approving the offering price and contents related to the private placement of shares)

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 June 17, 2020 and documents amending, supplementing and guiding the implementation;
- Pursuant to the Law on Securities No. 54/2019/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019 and documents amending, supplementing and guiding the implementation;
- Pursuant to the Government's Decree No. 155/2020/ND-CP dated December 31, 2020 detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to the Business Registration Certificate No. 2300233993 first registered on 27/03/2002, with the 21st adjustment on 03/10/2024 by the Department of Planning and Investment of Bac Ninh province of Kinh Bac City Development Holding Corporation;
- Pursuant to the current Charter of Kinh Bac City Development Holding Corporation;
- Pursuant to the Resolution No. 19062/2024/KBC/NQ-DHDCD of the 2024 Annual General Meeting of Shareholders dated 19/06/2024;
- Resolution No. 1511/2024/KBC/NQ-HDQT of the Board of Directors dated 15/11/2024 on Approving the implementation of the private placement plan, the list of offering objects and the commitment not to violate the provisions on cross-ownership of the Law on Enterprises;
- Official Letter No. 649/UBCK-QLCB of the State Securities Commission dated 01/04/2025 on the registration dossier for private placement of shares of KBC;
- Pursuant to the Minutes No. 1806/2025/KBC/BB-HDQT of the Board of Directors' Meeting dated 18/06/2025 approving the offering price and contents related to the private placement of shares.

RESOLVE

Article 1: Approving the offering price for investors registering to buy shares under the private placement plan of Kinh Bac City Development Holding Corporation

Offering price: **23,900 VND/share**

(The offering price is specified in Appendix 01 attached to this Resolution).

Article 2: Approving contents related to the private placement of shares

1. Name of the issuer: Kinh Bac City Development Holding Corporation
2. Name of issued shares: Shares of Kinh Bac City Development Holding Corporation
3. Securities code: KBC
4. Number of shares offered: 250,000,000 shares
5. Offering price: 23,900 VND/share
6. Type of Securities: Common Stocks
7. Investors being offered: Professional securities investors named in the list in the Resolution No. 1511/2024/KBC/NQ-HDQT of the Board of Directors dated 15/11/2024.
8. Limited transferability:
 - + The limited transfer period is 01 (one) year from the date of completion of the offering (except for the case of transfer between professional securities investors or in accordance with legally effective court judgment, arbitral award or inheritance as prescribed by law).
 - + The number of shares not fully subscribed by existing investors shall be reallocated by the Board of Directors to other professional securities investor(s) and shall also be restricted from transfer for 01 (one) year from the date of completion of the offering.
9. Distribution method: Direct offering to investors under private placement
10. Offering time: Within 90 days from the date of receipt of the official letter of the State Securities Commission on the receipt of a complete dossier of registration for private placement of shares of KBC.
 - + Time for share purchase registration: KBC shall notify investors in detail
 - + Time for share payment: KBC shall notify the Investor in detail
 - + Time for share reallocated for the number of shares that are not fully subscribed (if any): KBC shall notify the Investor in detail
 - + In the event that the Investors complete the payment of the share purchase into the escrow account before the prescribed deadline, the completion date of the offering shall be deemed the last day on which the Corporation receives full payment for the shares from the Investors.

Article 3: Implementation

The Board of Directors of the Corporation unanimously assigns/authorizes Mr. Dang Thanh Tam - Chairman of the Board of Directors, the legal representative of the Corporation to act within the scope of his functions and authority as follows:

1. Proactively decide the time for registration and payment for the purchase of shares. Organize and direct the notification and guidance for investors to participate in the offering.
2. Implement and carry out necessary procedures to complete the private placement in accordance with the contents approved in this Resolution, GMS's Resolution No. 19062/2024/KBC/NQ-DHDCD dated 19/06/2024 and BOD's Resolution No. 1511/2024/KBC/NQ-HDQT dated 15/11/2024.

3. Summarize and report to the Board of Directors on the results of the stock offering.
4. Proactively decide on other arising issues after reporting to the Board of Directors.

The Board of Directors of the Corporation agrees the Chairman of the Board of Directors to re-authorize Ms. Nguyen Thi Thu Huong – General Director of the Corporation to perform the assigned/authorized tasks specified in Article 3 of this Resolution in accordance with the provisions of law.

Article 4: Terms of execution

This Resolution takes effect from the date of signing.

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

Recipients:

- Members of the BOD;
- EB, SB;
- Stored: Admin.

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

(signed)

DANG THANH TAM

APPENDIX I

DETERMINATION OF PRIVATE PLACEMENT PRICE IN 2025

KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

(attached to the Resolution No. 1506/2025/KBC/NQ-HDQT and Meeting Minutes No. 1506/2025/KBC/BB-HDQT dated 15/06/2025 of the Board of Directors of Kinh Bac City Development Holding Corporation)

I. Basis for determining the offering price

The 2025 share private placement's offering price of Kinh Bac City Development Holding Corporation (hereinafter referred to as "KBC") shall be determined based on the contents of the following documents:

- Resolution No. 19062/2024/KBC/NQ-DHDCD of the 2024 Annual General Meeting of Shareholders dated 19/06/2024;
- Resolution No. 1511/2024/KBC/NQ-HDQT of the Board of Directors dated 15/11/2024.

The specific principle for determining the offering price is as follows: "**Asking price = 80% x P_{bq30}**

In which:

- + *P_{bq30}: The average closing price (average) of 30 trading sessions preceding the date on which the State Securities Commission (SSC) issued an Official Letter approving/confirming the receipt of a complete registration dossier for private placement of shares of KBC*
- + *The selling price of each share shall be rounded up to hundreds of dong to ensure that the offering price is not lower than the principle of determining the price approved by the General Meeting of Shareholders in Resolution No. 19062/2024/KBC/NQ-DHDCD dated 19/06/2024."*

On 01/04/2025, KBC received Official Letter No. 649/UBCK-QLCB from the State Securities Commission on the registration dossier for private placement of shares of Kinh Bac City Development Holding Corporation. From the above basis, the offering price is determined to be equal to 80% of the average closing price of KBC shares in 30 consecutive trading sessions **before April 1, 2025.**

II. Average closing price 30 consecutive sessions before 01/04/2025

Statistics on the closing price of 30 consecutive days before April 1, 2025 of KBC shares are as follows:

No	Day Trading Session	Closing price (VND/share)
1	18/02/2025	29,200
2	19/02/2025	30,150
3	20/02/2025	29,800
4	21/02/2025	29,450
5	24/02/2025	29,800

No	Day Trading Session	Closing price (VND/share)
6	25/02/2025	29,600
7	26/02/2025	29,650
8	27/02/2025	29,900
9	28/02/2025	29,700
10	03/03/2025	30,100
11	04/03/2025	30,600
12	05/03/2025	30,200
13	06/03/2025	30,450
14	07/03/2025	30,300
15	10/03/2025	30,150
16	11/03/2025	30,300
17	12/03/2025	30,300
18	13/03/2025	29,550
19	14/03/2025	29,400
20	17/03/2025	29,750
21	18/03/2025	29,450
22	19/03/2025	29,800
23	20/03/2025	29,650
24	21/03/2025	29,200
25	24/03/2025	29,200
26	25/03/2025	29,850
27	26/03/2025	29,450
28	27/03/2025	29,550
29	28/03/2025	29,900
30	31/03/2025	30,650

(Source: KBC compiled from <https://hsx.vn>)

III. Determination of the offering price

- + Based on the data collected above, the average closing price of 30 consecutive sessions before April 1, 2025 of KBC is = **29,835** VND/share.
- + 80% of the average closing price for 30 consecutive sessions before 01/04/2025 is:

$$\mathbf{29,835 \text{ VND/share} \times 80\% = 23,868 \text{ VND/share.}}$$

- + The asking price is rounded up to hundreds of dong according to the above principle = **23,900 VND/share.**

Thus, the Board of Directors decides that the offering price for investors in the private placement of shares in 2025 is: **23,900 VND/share.**