

No: 2406.3/2025/KBC-CK

Bac Ninh, June 24th, 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

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, Kinh Bac City Development Holding Corporation (KBC) would like to disclosure information on **Report on the result of KBC's private share offering** as below:

The Board of Directors unanimously issued Resolution No. 2406/2025/KBC/NQ-HDQT dated 24/06/2025 approving the result of the private share offering, the amendments and supplements of the Company Charter and other tasks related to the offering. The full text of the BOD's Resolution is attached to this official letter.

3. This information is published on the company's website on 24/06/2025 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. 2406/2025/KBC/NQ-HDQT

Bac Ninh, June 24th, 2025

RESOLUTION OF THE BOARD OF DIRECTORS

Re: Approving the result of the private placement, the amendments and supplements to the Company's Charter and other tasks related to the offering

BOARD OF DIRECTORS KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

Pursuant to:

- *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;*
- *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;*
- *Decree No. 155/2020/ND-CP dated 31/12/2020 of the Government detailing the implementation of a number of articles of the Law on Securities;*
- *Enterprise Registration Certificate No. 2300233993, first registered on 27/03/2002, registered for the 21st amendment on 03/10/2024 of Kinh Bac City Development Holding Corporation, issued by the Department of Planning and Investment of Bac Ninh Province;*
- *Current Charter of Kinh Bac City Development Holding Corporation;*
- *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;*
- *Resolution No. 1806/2025/KBC/NQ-HDQT of the Board of Directors dated 18/06/2025 approving the offering price and contents related to the private placement of shares;*
- *Resolution No. 2306/2025/KBC/NQ-HDQT of the Board of Directors dated 23/06/2025 on approving the plan to handle the remaining shares of KBC's private share placement;*
- *Resolution No. 2306.2/2025/KBC/NQ-HDQT of the Board of Directors dated 23/06/2025 on approving the list of professional securities investors to buy the remaining shares of KBC's private share placement;*
- *Meeting Minutes No. 2406/2025/KBC/BB-HDQT of the Board of Directors dated 24/06/2025*
- *Actual results of the private placement.*

RESOLVE

Article 1: Approving the results of the private share placement of Kinh Bac City Development Corporation as follows:

1. Total number of shares to be offered: **250,000,000** shares
2. Total number of shares successfully offered: **174,150,000** shares, including:
 - Number of shares offered to professional securities investors listed in Resolution No. 1511/2024/KBC/NQ-HDQT of the Board of Directors dated 15/11/2024: 102,900,000 shares. Offering price: 23,900 VND/share. Number of investors allocated: 06 investors;
 - Number of remaining shares subsequently distributed to other professional securities investors: 71,250,000 shares. Offering price: 23,900 VND/share. Number of investors allocated: 04 investors (*According to the Resolution No. 2306.2/2025/KBC/NQ-HDQT of the Board of Directors dated 23/06/2025, of which 01 investor had previously registered and purchased shares according to the list specified in the Resolution No. 1511/2024/KBC/NQ-HDQT of the Board of Directors dated 15/11/2024*).
3. Number of unsold shares: **75,850,000** shares (all unsold shares shall be canceled according to the Resolution No. 2306.2/2025/KBC/NQ-HDQT of the Board of Directors dated 23/06/2025)
4. Number of professional securities investors allocated shares in the offering: **09 investors**
(*The detailed list is in the Appendix attached to this Resolution*)
5. End date: **24/06/2025**
6. Total proceeds from the offering: VND 4,162,185,000,000
7. Total expense: 990,000,000 VND
In which:
 - Cost of consulting on offering documents: 990,000,000 VND (VAT included)
 - Share distribution fee: 0 VND
 - Other expenses: 0 VND
8. Total net proceeds from the offering: VND 4,161,195,000,000
9. Total number of outstanding shares after the offering: 941,754,759 shares
10. Charter capital of the Company after the offering: VND 9,417,547,590,000

Article 2: Approving the amendments and supplements of the Charter of Kinh Bac City Development Holding Corporation according to the newly increased charter capital after the private placement of shares as follows:

No	Articles, clauses and points	Amendments and supplements		Reason
		Current Charter	Amended and supplemented charter	
1	Clause 1, Article 6	The charter capital of the Company is: <u>7,676,047,590,000 VND</u> (Seven thousand six hundred and seventy-six billion, forty-seven million, five hundred and ninety thousand VND).	The charter capital of the Company is: <u>9,417,547,590,000 VND</u> (Nine thousand four hundred and seventeen billion, five hundred and forty-seven	According to the size of the newly increased charter capital in accordance with the actual results of the

		The total charter capital of the Company is divided into <u>767,604,759 shares (Seven hundred and sixty-seven million, six hundred and four thousand, seven hundred and fifty-nine shares)</u> with a par value of VND 10,000 (ten thousand) per share.	<u>million, five hundred and ninety thousand VND).</u> The total charter capital of the Company is divided into <u>941,754,759 shares (Nine hundred and forty-one million, seven hundred and fifty-four thousand, seven hundred and fifty-nine shares)</u> with a par value of VND 10,000 (ten thousand) per share.	private share placement
2	Clause 3, Article 6	As of the date of adoption of this Charter, the Company's share capital consists of <u>767,604,759 (seven hundred sixty-seven million, six hundred four thousand, seven hundred fifty-nine) ordinary shares.</u> The rights and obligations attached to the Company's shares are stipulated in Articles 12 and 13 of this Charter.	As of the date of adoption of this Charter, the Company's share capital consists of <u>941,754,759 ordinary shares (Nine hundred and forty-one million, seven hundred and fifty-four thousand, seven hundred and fifty-nine shares).</u> The rights and obligations attached to the Company's shares are stipulated in Articles 12 and 13 of this Charter.	According to the size of the newly increased charter capital in accordance with the actual results of the private placement

Article 3. The Board of Directors unanimously assigns and/or authorizes the Chairman of the Board of Directors - the legal representative of the Corporation to complete the dossiers and procedures related to the reporting and disclosure of information on the offering results, to adjust information on the number of registered securities (additional registration), to register the additional listing of shares offered for additional offering, to register changes to the enterprise registration certificate and other relevant tasks and procedures in prescribed in the law for implementation.

The Board of Directors agrees to authorize the Chairman of the Board of Directors to re-authorize the General Director of the Corporation to perform all tasks assigned and/or authorized in Article 3 of this Resolution in accordance with the Corporation's Charter and current provisions of law. Within the scope of authorization, the General Director of the Corporation is entitled to use the Corporation's seal according to work requirements.

Article 4: This Resolution takes effect from the date of signing. Members of the Board of Directors, the Executive Board, the Chief Accountant of the Corporation and relevant units and individuals shall be responsible for the implementation of this Resolution./.

Recipient:

- As in Article 4;
- Information Disclosure;
- Stored: Admin, BOD.

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

(signed and sealed)

DANG THANH TAM

**APPENDIX: LIST OF PROFESSIONAL INVESTORS ELIGIBLE FOR SHARES ALLOCATION IN THE PRIVATE PLACEMENT OF
KINH BAC CITY DEVELOPMENT HOLDING CORPORATION**

(Attached to the Resolution No. 2406/2025/NQ-HDQT of the Board of Directors dated 24/06/2025)

No	Name of the investors	ID Card/Citizen Identity Card/Passport or Business Registration Certificate No	Object		Number of shares owned before the offering (Shares) (*)	Number of Shares Distributed (Shares) (**)	Total number of shares owned after the offering (Shares)	Ownership rate after the offering (%)
			Strategic Investor/Professional Investor	Foreign investors/Economic organizations with foreign investors holding more than 50% of charter capital/Domestic investors				
1	SGI Investment Fund Management Joint Stock Company		Professional	Domestic	0	15,400,000	15,400,000	1.64%
2	Nguyen Hong Nhung		Professional	Domestic	12,195,300	8,000,000	20,195,300	2.14%
3	Nguyen Hoang Thanh Thanh		Professional	Domestic	0	18,000,000	18,000,000	1.91%
4	Pham Khanh Duy		Professional	Domestic	9,941,600	29,000,000	38,941,600	4.14%
5	Trinh Bao Duy Tan		Professional	Domestic	10,234,000	12,500,000	22,734,000	2.41%
6	VPBank Securities Joint Stock Company (***)		Professional	Domestic	0	30,000,000	30,000,000	3.19%
7	PVI Infrastructure Investment Fund (***)		Professional	Domestic	0	50,000,000	50,000,000	5.31%
8	Nguyen Minh Trang (***)		Professional	Domestic	200,000	10,000,000	10,200,000	1.08%
9	PVI Asset Management Joint Stock Company (***)		Professional	Domestic	0	1,250,000	1,250,000	0.13%
	Total				32,570,900	174,150,000	206,720,900	21.95%

() Based on the list of shareholders of KBC as of 26/05/2025 provided by VSDC.*

*(**) All shares allocated in KBC's private placement is restricted from transfer within 01 (one) year from the end of the offering.*

*(***) There are 04 professional securities investors who are allowed to buy the remaining shares in the private placement, including 1 professional securities investor who is an investor who has registered and bought shares according to the initial list.*

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**

(signed and sealed)

DANG THANH TAM

No. 2406.1/2025/KBC-BCKQ

Bac Ninh, June 24h, 2025

REPORT

On the result of the private share placement

To: State Securities Commission

I. About the Issuer

1. Name of Issuer: Kinh Bac City Development Holding Corporation
2. Abbreviation: KINHBAC CITY GROUP
3. Head office address: Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Que Vo Town, Bac Ninh Province
4. Phone Number: (84-222) 3634 034 Fax: (84-222) 3634 035
Website: <http://www.kinhbaccity.vn>
5. Charter capital: 7,676,047,590,000 VND.
6. Securities code: KBC
7. Payment account address: Vietnam Joint Stock Commercial Bank for Industry and Trade – Que Vo Industrial Park Branch
Account Number: 113000066074
8. The Enterprise Registration Certificate with Enterprise Code No. 2300233993 was firstly issued by the Department of Planning and Investment of Bac Ninh Province on 27/03/2002 and was registered for the 21st amendment on 03/10/2024.
9. Establishment and Operation License: None

II. Offering plan

1. Securities name: Shares of Kinh Bac City Development Holding Corporation
2. Securities Type: Common share
3. Terms of warrants with preferred stock: None
4. Number of shares offered: 250,000,000 shares.
5. Offering price:
 - Highest offering price: 23,900 VND/share.
 - Lowest offering price: 23,900 VND/share.
6. Transfer restriction period: 01 (one) year from the date of completion of the offering (except in the event of transfer between professional securities investors or implementation of legally effective court judgments or decisions, arbitration decisions or inheritance as prescribed by law).
7. Total expected mobilized amount: 6,250,000,000,000 VND .
8. End date: **24/06/2025**

III. Results of the share offering

1. Total issued shares: 174,150,000 shares, equivalent to 69.66% of the total number of shares offered, of which:
 - Domestic investors: 174,150,000 shares;
 - Foreign investors, economic organizations with foreign investors holding more than 50% of charter capital: 0 shares.
2. Offering price:
 - Lowest offering price: 23,900 VND/share;
 - Highest offering price: 23,900 VND/share;
 - Weighted average offering price: 23,900 VND/share.
3. Total proceeds from the offering: 4,162,185,000,000 VND.
4. Total cost: 990,000,000 VND. In which:
 - *Cost of consulting for offering documents: 990,000,000 VND (VAT included)*
 - *Share distribution fee: 0 VND*
 - *Other expenses: 0 VND*
5. Total net revenue from the offering: 4,161,195,000,000 VND.

IV. List and ownership ratio of investors participating in buying shares

The list of investors participating in buying shares has changed compared to the list of investors eligible to buy shares stated in the Resolution No. 1511/2024/KBC/NQ-HDQT of the Board of Directors dated 15/11/2024 because some investors did not fully purchase or refused to buy the registered number of shares. The Company has distributed the remaining shares to professional investors who are other domestic organizations and individuals according to the Resolution No. 2306/2025/KBC/NQ-HDQT of the Board of Directors dated 23/06/2025, Resolution No. 2306.2/2025/KBC/NQ-HDQT of the Board of Directors dated 23/06/2025 and Resolution No. 2406/2025/KBC/NQ-HDQT of the Board of Directors dated 24/06/2025. Therefore, the list of investors participating in buying stocks is as follows:

No	Name of the investor	Number of Business Registration Certificate or other equivalent documents/Identity Card/Citizen Identity Card/Passport	Object		Number of shares owned before the offering (Shares) (*)	Number of Shares Distributed (Shares)	Total number of shares owned after the offering (Shares)	Ownership rate after the offering (%)
			Strategic Investor/ Professional Investor	Foreign investors/Economic organizations with foreign investors holding more than 50% of charter capital/Domestic investors				
1	SGI Investment Fund Management		Professional	Domestic	0	15,400,000	15,400,000	1.64%

	Joint Stock Company							
2	Nguyen Hong Nhung		Professional	Domestic	12,195,300	8,000,000	20,195,300	2.14%
3	Nguyen Hoang Thanh Thanh		Professional	Domestic	0	18,000,000	18,000,000	1.91%
4	Pham Khanh Duy		Professional	Domestic	9,941,600	29,000,000	38,941,600	4.14%
5	Trinh Bao Duy Tan		Professional	Domestic	10,234,000	12,500,000	22,734,000	2.41%
6	VPBank Securities Joint Stock Company		Professional	Domestic	0	30,000,000	30,000,000	3.19%
7	PVI Infrastructure Investment Fund		Professional	Domestic	0	50,000,000	50,000,000	5.31%
8	Nguyen Minh Trang		Professional	Domestic	200,000	10,000,000	10,200,000	1.08%
9	PVI Fund Management Joint Stock Company		Professional	Domestic	0	1,250,000	1,250,000	0.13%
	Total				32,570,900	174,150,000	206,720,900	21.95%

(*) Based on the list of shareholders of KBC finalized on 26/05/2025 provided by VSDC.

V. Enclosed Documents

1. Written confirmation of the bank where the escrow account is opened for the proceeds from the offering;
2. Resolution of the Board of Directors on approving the plan to handle the remaining shares of the private placement;
3. Resolution of the Board of Directors approving the list of professional securities investors to buy the remaining shares in the private placement;
4. Resolution of the Board of Directors approving the results of the private placement, amending and supplementing the Company's Charter and other matters related to the offering.

**KINH BAC CITY DEVELOPMENT
HOLDING CORPORATION
Chairman of the Board of Directors**

(signed and sealed)

Dang Thanh Tam