

No: 2903.3/2023/KBC-CV

Bac Ninh, March 29th, 2023

EXTRAORDINARY INFORMATION DISCLOSURE

To:

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

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

- Securities code: KBC

- Bond code: KBCH2124003

- 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 disclosure information on the early bond redemption as below:

The Board of Directors unanimously issued Resolution No. 2903.1/2023/KBC/NQ-HDQT and Announcement No. 2903.2/2023/KBC-TB dated March 29th, 2023 on the early bond redemption and the detailed plan on the early bond redemption of Bond code KBCH2124003 issued by Kinh Bac City Development Holding Corporation in 2021. The full text of the Resolution of the Board of Directors is attached to this official letter.

3. This information was published on the company's website on March 29th, 2023 at the link <http://www.kinhbaccity.vn>.

We hereby certify that the information provided is true and correct and we bear the full responsibility to 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: 2903.1/2023/KBC/NQ-HDQT

Bac Ninh, March 29th, 2023

RESOLUTION OF THE BOARD OF DIRECTORS

(About: Approval for the early redemption of Bond KBCH2124003)

THE BOARD OF DIRECTORS

KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

- Pursuant to the Enterprise Law No. 59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 17/06/2020 and its amendments, supplements, and implementation guidelines;
- Pursuant to the Business Registration Certificate No. 2300233993 first registered on 27/03/2002, registration for the 18th amendment on 05/07/2022 of Kinh Bac City Development Holding Corporation 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 Minutes of the Board of Directors' meeting No. 2903.1/2023/KBC/BB-HDQT dated 29/03/2023 approving the early redemption of Bond KBCH2124003.

DECISION

Article 1: The Board of Directors of the Company unanimously approved the early bond redemption plan specifically as follows:

- Bond code: KBCH2124003
- Redemption method of the organization: Send redemption notice to Bondholders
- ✓ Par value: 100,000 VND/Bond
- ✓ Issuance value at par value: 1,000,000,000,000 VND (*One thousand billion VND*)
- ✓ Current outstanding bond value at par value: 1,000,000,000,000 VND (*One thousand billion VND*)
- ✓ Bond term: 36 months
- ✓ Issuance date: 11/11/2021
- ✓ Maturity date: 11/11/2024
- ✓ Redemption date: 31/03/2023
- ✓ Redemption payment date: 31/03/2023

- ✓ Redemption interest date: 11.4%/year (Based on the Notice of the Interest rate on Bond KBCH2124003 for the 3rd interest calculation period of the Payment Agent)
- ✓ Actual number of interest calculation days: From 11/11/2022 inclusively to 31/03/2023 exclusively.
- Volume of bonds to be redeemed at par value: 10,000,000 bonds (equivalent to par value: VND 1,000,000,000,000 (*One thousand billion VND*))
- Conditions and terms of Bonds redeemed before maturity are amended and replaced in accordance with the Resolution of Bondholders dated 29/03/2023.

After 01 (one) year from the Issue Date, the Issuer may redeem a part or all of the Bonds of the issuance before the maturity date on the Early Redemption Dates at the Request of the Issuer and by any other methods in accordance with applicable law and the provisions of these Bond Terms and Conditions. To clarify, the Issuer is not obligated to pay an early redemption fee for the early redemption of bonds at the request of the Issuer.

- ✓ Redemption Price:

$$\begin{array}{rcccl} \text{Redemption} & & \text{Total face value of} & & \\ \text{Price} & = & \text{Redeemed Bonds} & + & \text{Earned Interest} \end{array}$$

“Earned Interest” includes: interest accrued since and including the latest Interest Payment Date plus (+) unpaid interest and penalties of the previous periods (if any) up to but excluding the date of redemption (“Early Redemption Date as Suggested by the Issuer”)

- ✓ In order to exercise the right of redemption under these Conditions, the Issuer must (through the Registration and Depository Agent) give written notice to all Bondholders and the Bondholders' Representative about their decision to redeem the Bonds (**“Redemption Notice”**) **at least 2 (two) business days prior to the Early Redemption Date as suggested by the Issuer**. The Redemption Notice will contain information on the total number of Bonds to be redeemed, the value of the Early-redeemed Bonds, the Early Redemption Price and the Early Redemption Date (which must be a Business Day). Upon receipt of the Redemption Notice, the Bondholders are obliged to resell the amount of the Bonds to the Issuer in accordance with such Redemption Notice. For the purposes of this provision, the Record Date for closing the list of Bondholders shall be the Business Day immediately preceding the Early Redemption Date at the request of the Issuer.

- ✓ The redemption price will be paid by the Issuer (through the Payment Agent) directly to the accounts of the Bondholders.
- Source of redemption: From business activities and equity.

Article 2: Implementation

- Authorize the General Director to decide to change the redemption date (If necessary).
- Assign the General Director to direct the implementation of tasks related to the redemption of bonds, including but not limited to notifying and coordinating with organizations related to Bond KBCH2124003; to be responsible for organizing the implementation of this Resolution in accordance with the law and Kinh Bac City Development Holding Corporation.

Article 3: Effectiveness

This Resolution takes effect from the date of signing. The members of the Board of Directors, the Board of Managers and Heads, individuals of relevant Departments/Provisions are responsible for the implementation of this Resolution./.

Recipient:

- *Members of the BOD;*
- *BOM, BS;*
- *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: 2903.2/2023/KBC-TB

Bac Ninh, March 29th, 2023

About: *Information disclosure on the
repurchase of Bond KBCH2124003*

To:

- **State Securities Committee;**
- **Hanoi Stock Exchange;**
- **Ho Chi Minh Stock Exchange;**
- **Esteemed Bondholders;**
- **An Binh Securities Joint Stock Company as the Representative of Bondholders;**
- **Vietnam International Commercial Joint Stock Bank as the Collateral Management Organization;**
- **Vietnam Joint Stock Commercial Bank for Industry and Trade - Que Vo Industrial Park Branch as the Payment Agent.**

Pursuant to the provisions of Circular No. 122/2020/TT-BTC dated 31/12/2020 of the Ministry of Finance providing guidance on information disclosure and reporting in accordance with the provisions of Decree No. 153/2020/ND-CP dated 31/12/2020 of the Government and documents amending and supplementing regulations on private placement of corporate bonds in the domestic market and the offering of corporate bonds to the international market, Kinh Bac City Development Holding Corporation would like to disclose information about the early bond redemption as follows:

1. Company information

- Name of organization: **Kinh Bac City Development Holding Corporation**
- Head office's address: Lot B7, Que Vo Industrial Park, Phuong Lieu Commune, Que Vo District, Bac Ninh Province
Tel: (84-222) 363 4035
Fax: (84-222) 363 4034
- Company type: Joint Stock Company
- Main business activities: Trading in real estate, land use rights belonging to owners, users or renters.

2. Information of the redemption

- Bond code: KBCH2124003
- Redemption method: send redemption notice to Bondholders
 - ✓ Par value: 100,000 VND/Bond
 - ✓ Issuance value at par value: 1,000,000,000,000 VND (*One thousand billion dong*)
 - ✓ Current outstanding bond value at par value: 1,000,000,000,000 VND (*One thousand billion dong*)

- ✓ Bond term: 36 months
 - ✓ Issuing date: 11/11/2021
 - ✓ Maturity date: 11/11/2024
 - ✓ Redemption date: 31/03/2023
 - ✓ Redemption payment date: 31/03/2023
 - ✓ Redemption interest: 11.4%/year (According to the Notice of Interest of Bond KBCH2124003 for the 3rd interest calculation period of the Payment Agent)
 - ✓ Actual number of days of interest calculation: From 11/11/2022 inclusively to 31/03/2023 exclusively.
- Volume of bonds to be redeemed at par value: 10,000,000 bonds (equivalent to par value: 1,000,000,000,000 VND (*One thousand billion dong*)).
 - Terms and conditions of early redeemed bond shall be amended to replace according to The resolution of Bondholders dated 29/03/2023.

After 01 (one) year from the Issue Date, the Issuer may redeem a part or all of the Bonds of the issue before the maturity date on the Early Redemption Dates at the Request of the Issuer and by any other means. any method in accordance with applicable law and the provisions of these Bond Terms and Conditions. To clarify, the Issuer is not obligated to pay an early redemption fee for the early redemption of bonds at the request of the Issuer.

- Redemption Price:

$$\text{Redemption Price} = \text{Total face value of Redeemed Bonds} + \text{Earned Interest}$$

“Earned Interest” includes: interest accrued since and including the latest Interest Payment Date plus (+) unpaid interest and penalties of the previous periods (if any) up to but excluding the date of redemption (“Early Redemption Date as Suggested by the Issuer”).

- In order to exercise the right of redemption under these Conditions, the Issuer must (through the Registration and Depository Agent) give written notice to all Bondholders and the Bondholders' Representative about their decision to redeem the Bonds (“**Redemption Notice**”) **at least 2 (two) business days prior to the Early Redemption Date as suggested by the Issuer**. The Redemption Notice will contain information on the total number of Bonds to be redeemed, the value of the Early-redeemed Bonds, the Early Redemption Price and the Early Redemption Date (which must be a Business Day). Upon receipt of the Redemption Notice, the Bondholders are obliged to resell the amount of the Bonds to the Issuer in accordance with such Redemption Notice. For the purposes of this provision, the Record Date for closing the list of Bondholders shall be the Business Day immediately preceding the Early Redemption Date at the request of the Issuer.
- The redemption price will be paid by the Issuer (through the Payment Agent) directly to the accounts of the Bondholders.
- Source for redemption: From production and business activities and equity.

(The plan for early redemption of bond KBCH2124003 mentioned above has been approved by the competent authority under the Resolution No. 2903.1/2023/KBC/NQ-HDQT of the BOD dated 29/3/2023 attached to this Announcement)

3. Organizations participating in the redemption

Representative of Bondholders and Depository Registration Agent

AN BINH SECURITIES JOINT STOCK COMPANY (“ABS”)

- **Address:** Floor 16, Geleximco Building, No. 36 Hoang Cau Street, O Cho Dua Ward, Dong Da District, Ha Noi City
- **Tel:** 024 35624626

Collateral Management Agent Đại Lý Quản Lý Tài Sản Bảo Đảm

VIETNAM INTERNATIONAL COMMERCIAL JOINT STOCK BANK (“VIB”)

- **Address:** 1st floor (ground floor) and 2nd floor, Sailing Tower, no. 111A Pasteur, Ben Nghe Ward, District 1, Ho Chi Minh City.
- **Tel:** (+844) 6 276 0068 **Fax:** (+844) 62762482

Payment Agent

VIETNAM JOINT STOCK COMMERCIAL BANK FOR INDUSTRY AND TRADE – QUE VO INDUSTRIAL PARK BRANCH (“VIETINBANK - QUE VO”)

- **Address:** Lot E1, Que Vo Industrial Park, phường Van Duong, Bac Ninh City, Bac Ninh Province
- **Tel:** 0222 3634891 **Fax:** 0222 3634890

By this Official Announcement, we (through the Bondholder Representative) notify the redemption to all Bondholders. **The Bondholders are deemed to have received the Notices set forth in Article 13 of the Bond Terms and Conditions.** In which, the following form is considered as the Bond Owner has received information: **“Notice of Redemption”** of bonds before maturity and other relevant documents are published at the website of the Issuer, Bondholder Representative or the website of the Stock Exchanges at the time the information is posted on the website.

Recipients:

- As above;
- Stored: Admin.

**ON BEHALF OF KINH BAC CITY DEVELOPMENT
HOLDING CORPORATION
Chairman of the BOD**

(signed and stamped)

Dang Thanh Tam