

No: 0211/2023/KBC-CK

Bac Ninh, November 02th, 2023

EXTRAORDINARY INFORMATION DISCLOSURE

To:

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

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

- Securities code: KBC

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

- Tel: (0222) 3634034

Fax: (0222) 3634035

- E-mail: info@kinhbaccity.vn

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

2. Disclosed information:

Pursuant to the current regulations on information disclosure on the securities market, Kinh Bac City Development Holding Corporation (KBC) is pleased to disclose information on **the approval for the investment of Song Hau 2 Industrial Park project** as below:

The Corporation's Board of Directors unanimously agreed to issue the Board's Decision No. 3010/2023/KBC/QD-HDQT dated 02/11/2023 approving the investment decision: "The Investment on Technical Infrastructure Construction and Business of Song Hau 2 Industrial Park Project" with the scale of about 380 ha in Chau Thanh district, Hau Giang province. The full text of the report is attached to this letter.

3. This information is published on the company's website on 02/11/2023 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.

Attachment:

Full document of section 2

**On behalf of KINH BAC CITY DEVELOPMENT
HOLDING CORPORATION
Person disclosing information
Chairman of the Board of Directors**

(signed and stamped)

Dang Thanh Tam

No: 0211/2023/KBC/QD-HDQT

Bac Ninh, November 02th, 2023

DECISION OF THE BOARD OF DIRECTORS

(About: Approval for the investment decision: “The Investment on Technical Infrastructure Construction and Business of Song Hau 2 Industrial Park Project” with the scale of about 380 ha in Chau Thanh district, Hau Giang province)

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 19th amendment on 21/04/2023 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. 0211/2023/KBC/BB-HDQT dated 02/11/2023 approving the investment decision: “The Investment on Technical Infrastructure Construction and Business of Song Hau 2 Industrial Park Project” with the scale of about 380 ha in Chau Thanh district, Hau Giang province.

DECISION

ARTICLE 1: Approval for the investment and implementation decision of: “The Investment on Technical Infrastructure Construction and Business of Song Hau 2 Industrial Park Project” with the scale of about 380 ha in Chau Thanh district, Hau Giang province with the detailed contents:

1. **Project name:** “The Investment on Technical Infrastructure Construction and Business of Song Hau 2 Industrial Park Project” (“The project”)
2. **Project objective:** The Investment on Technical Infrastructure Construction and Business of Song Hau 2 Industrial Park

– Business lines:

No	Operation objectives	Business name (According to level 4 of VSIC)	Business code (According to level 4 of VSIC)	Main business line (marked as X)
1		Real estate business, land use rights belonging to the owner, user or tenant Details: Business in industrial parks, urban residential areas, resettlement areas, tourist and entertainment areas; Investment and business in information technology infrastructure, commercial centers, office buildings; Land lease with completed infrastructure; Renting or selling factories; Housing business (Construction, repair of houses for sale or rent); Warehouse rental.	6810 (Main)	X
2		Architectural activities and related technical consulting - details: Construction consulting (Except construction design service business)	7110	
3		Construction of other civil engineering works	4299	
4		Real estate consulting, brokerage, auction, land use rights auction - details: Real estate brokerage	6820	
5		Preliminary works	4312	
6		Drainage and wastewater treatment	3700	
7		Water exploitation, treatment and supply	3600	

– Project scale: About 380 ha

3. Project's implementation location: Mai Dam town and Phu Huu commune, Chau Thanh district, Hau Giang province

4. Project's investment capital:

4.1 Total investment capital: 5,569,820,000,000 (In words: Five thousand five hundred sixty-nine billion, eight hundred twenty million) dong. In which:

a. Technical infrastructure investment cost is 3,441,560,000,000 (In words: Three thousand four hundred forty-one billion, five hundred sixty million) dong. **In which:**

+ Technical infrastructure construction costs: **2,548,420,000,000** (In words: Two thousand five hundred forty-eight billion, four hundred twenty million) dong;

+ Equipment costs: **130,880,000,000** (In words: One hundred thirty billion, eight hundred eighty million) dong;

+ Other costs (Project management costs, construction investment consulting costs and other costs related to performing work within the scope of project investment, etc): **449,390,000,000** (In words: Four hundred and forty-nine billion, three hundred and ninety million) dong;

+ Contingency costs (10%): **312,870,000,000** (In words: Three hundred twelve billion, eight hundred seventy million) dong.

b. Land acquisition compensation cost is 2,128,260,000,000 (In words: Two thousand one hundred twenty-eight billion, two hundred sixty million) dong.

4.2 Investment capital sources:

– Owner's Capital: **835,470,000,000** (In words: Eight hundred thirty-five billion, four hundred seventy million) dong (accounting for 15% of the total project investment capital).

– Loan capital: **4,734,350,000,000** (In words: Four thousand seven hundred thirty-four billion, three hundred fifty million) dong.

5. Operational period of the Project: 50 years from the date of land allocation, land lease.

6. Technical infrastructure construction investment progress: From the date of approval/decision on investment policy.

6.1. Progress in implementing main operational objectives of the Investment project: (expected)

– Carrying out procedures for approval/decision on investment policy: *From October 2023 to December 2023 (expected 03 months).*

– Carrying out measurements; geological survey; counting, preparing and approving the compensation plan for site clearance, resettlement: *From January 2024 to September 2024 (Expected in about 9 months from the date of approval of investment policy).*

– Carrying out compensation for site clearance, resettlement, and carrying out procedures for land allocation and land lease; Basic design; Preparing the appraisal of environmental impact assessment report; feasibility research report; specialized agreements; Construction permit (if any): *From October 2024 to June 2025; (Estimated in about 09 months).*

- Progress of basic construction and putting the project into operation or exploitation:
 - + Construction of technical infrastructure works: *From July 2025 to December 2026; (Estimated about 18 months from the date The State allocates or leases land).*
 - + Land/factory sublease: *Expected from June 2026 onwards.*

6.2. Progress of capital contribution and mobilization of capital sources: According to project implementation progress

ARTICLE 2: Implementation

The Board of Directors of the Corporation unanimously approved the assignment and/or authorization to Mr. Dang Thanh Tam - Chairman of the Board of Directors, the legal representative of the Corporation, based on the functions and of himself: (i) carrying out work related to procedures for applying for investment policy approval of the project at the competent authority; (ii) deciding on the content, signing relevant legal documents and using the Corporation's seal, based on the actual requirements of the job; (iii) urging and directing specialized Departments/Provisions to prepare documents, carry out necessary work items, and contact competent authorities to obtain approval for investment policy for the purpose of implementing the above project in accordance with the provisions of law.

The Board of Directors of the Corporation agreed to allow the Chairman of the Board of Directors to re-authorize Ms. Nguyen Thi Thu Huong - General Director of the Corporation to perform the assigned and/or authorized tasks stated in Article 2 of the Decision in accordance with the provisions of law.

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 of relevant Departments/Provisions and individuals of the Corporation are responsible for the implementation of this Decision./.

Recipients:

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

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

(signed and stamped)

DANG THANH TAM