

No.: 04/2024/KBC/BC-HDQT

Bac Ninh, March ..., 2024

DRAFT

1st time: March 7th, 2024

REPORT TO THE GENERAL MEETING OF SHAREHOLDERS

Reporting on the significant transactions of a related party which is Trang Cat One Member Urban Development Limited arising in 2023 and 2024

Dear Our valued Shareholders!

In 2023, within the scope of authority of the Board of Directors (BOD), the BOD issued Resolution No. 2110/2023/KBC/HDQT dated 21/10/2023, and Resolution No. 3010/2023/KBC/HDQT dated 30/10/2023 approving for charter capital increasing of Trang Cat One Member Urban Development Limited ("Trang Cat Company"), which is wholly-owned by Kinh Bac City Development Holding Corporation. The purpose of this initiative is to enhance the financial capacity of Trang Cat Company in order to implement the Trang Cat Urban and Service Area Project.

As of October 30th, 2023, Kinh Bac City Development Holding Corporation has successfully increased the charter capital for Trang Cat Company, with specific details as follows:

- Registered charter capital before changes: **VND 6,630,000,000,000** (*In words: Six trillion, six hundred and thirty billion Vietnam Dong*).
- Capital increase amount: **VND 6,051,000,000,000** (*In words: Six trillion, fifty-one billion Vietnam Dong*).
- Registered charter capital after changes: **VND 12,681,000,000,000** (*In words: Twelve trillion six hundred and eighty-one billion Vietnam Dong*).
- Capital increase form: Shareholders contributed additional capital in Vietnamese Dong to Trang Cat Urban Development One Member Limited Liability Company.

However, after completed the capital increasing, the Trang Cat Urban and Service Area project has not utilized the significant capital resources available to the company. Therefore, to ensure effective cash flow utilization throughout the entire Corporation, especially considering the challenging situation in accessing credit sources, Trang Cat Company provided

loans to other subsidiaries of KBC, which are Saigon - Hai Phong Industrial Park Corporation and Saigon - Bac Giang Industrial Park Corporation. Consequently, during the year, the Corporation engaged in several significant transactions with related parties, all of which were within the scope of the approved by the General Meeting of Shareholders's Resolution on the transaction policy between related parties.

Therefore, the Board of Directors of Kinh Bac City Development Holding Corporation hereby reports to the GMS for the information and approval.

Additionally, the Board of Directors respectfully proposes to the GMS the investment and business plan for the Trang Cat Urban and Service Area project in 2024. This plan aims to ensure efficiency and alignment with actual needs, promptly initiates the project for commercial operations to meet the revenue, profit, and cash flow targets for the Corporation in 2024. The plan includes key tasks and potential significant transactions as follows:

- Adjusting the increase/decrease of charter capital for Trang Cat Company at appropriate times depending on the actual situation and capital utilization needs of the project;
- Seeking partners for business investments, developments and distributions of the project, etc;
- Arranging capital sources for the project through forms such as loan capital, bond issuance, investment cooperation;
- Wholesale of part of the project to secondary investors, etc..
- Other transactions, etc.

Recipients:

- *The Shareholders;*
- *Members of Board of Directors;*
- *Members of Supervisory Board;*
- *SSC, Stock Exchange;*
- *Stored: Admin.*

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAND OF THE BOARD

DANG THANH TAM