

No: 0303.2/2023/KBC-CV

Bac Ninh, March 03rd, 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: KBCH2123002

- 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, Kinh Bac City Development Holding Corporation (KBC) would like to disclosure information on early bond redemption as follows:

The Board of Directors unanimously issued Resolution No.0303/2023/KBC/NQ-HDQT and Official Letter No.0303.1/2023/KBC-TB dated March 03rd, 2023 on the early bond redemption and detailed bond redemption plan for the Bond code KBCH2123002 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 03rd, 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 disclosing informaion
Chairman of the BOD**

(signed and stamped)

DANG THANH TAM

Bac Ninh, March 03rd, 2023

RESOLUTION OF THE BOARD OF DIRECTORS

(About: Approval for the early bond redemption of the Bond code KBCH2123002)

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 June 17th, 2020 and its amendments, supplements, and implementation guidelines;
- Pursuant to the Business Registration Certificate No. 2300233993 first registered on March 27th, 2002, registration for the 18th amendment on July 5, 2022 of KinhBac City Development Holding Corporation by the Department of Planning and Investment of Bac Ninh province;
- Pursuant to the current Charter of KinhBac City Development Holding Corporation (“**The Corporation**” and “**The Issuer**”);
- Pursuant to the Information disclosure on the Private placement of bonds in the domestic market of Kinh Bac City Development Holding Corporation which has a total value of 1.000.000.000.000 VND (“**The Bond**”), bond code KBCH2123002, accompanied by the terms and conditions of the Bond (“**The Information Disclosure Statement**”) and other bond-related documents;
- Pursuant to the Minutes of the Board of Directors No.0303/2023/KBC/BB-HĐQT dated March 03rd, 2023 approving the early bond redemption of bond KBCH2123002;
- Other relevant legal documents.

DECISION

Article 1: The Board of Directors of the Company unanimously approved the plan to buy back bonds prematurely, details as follows:

- Bond code: KBCH2123002
- Repurchase method: send redemption notice to Bondholders
 - ✓ Par value: 100,000 VND/Bond
 - ✓ Volume of issued & outstanding bonds: 10,000,000 bonds
 - ✓ Issuance value at par value: 1,000,000,000,000 VND (*One trillion dong*)
 - ✓ Current outstanding bond value at par value: 1,000,000,000,000 VND (*One trillion dong*)

- ✓ Bond term: 24 months
 - ✓ Issuing date: June 03rd, 2021
 - ✓ Maturity date: June 03rd, 2023.
 - ✓ Expected date of redemption: April 05th, 2023
 - ✓ Actual number of days of interest calculation: From December 03rd, 2022 (and December 03rd, 2022 inclusively) to April 05th, 2023 (April 05th, 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 trillion dong*)).
 - Terms and conditions of the Bonds to be redeemed before maturity:
 - ✓ The Issuer may exercise the right to redeem at any time after 12 months from the Issue Date in one or more installments, for part or all of the outstanding bonds.
 - ✓ In order to exercise the right of redemption, the Issuer must (through the Registered and Depository Agent) give written notice to the Bondholders and the Bondholder's Representative about the decision to redeem its Bonds (“**Redemption Notice**”) at least 30 (*thirty*) days prior to the proposed redemption date (“**Redemption Option Date**”). The Redemption Notice will contain information on the total number of Bonds to be redeemed and the Redemption Option Date (this date must be a Business Day). **Upon receipt of a Redemption Notice, the Bondholder is obliged to resell his/her Bonds to the Issuer in accordance with such Redemption Notice.**
 - ✓ The Issuer may withdraw the Redemption Notice after it is sent, but at least 10 (ten) days prior to the relevant Redemption Option Date.
 - ✓ The redemption price of each Bond will be equal to the total principal, interest and other amounts incurred but not yet paid on the Bonds, specifically as follows:

✚ Redemption price:

$$\text{Redemption price} = \text{Total bond' par value} + \text{Incurred Interest}$$

✚ Incurred Interest:

$$\text{Incurred Interest} = \text{Bond's par value} \times 10,5\% \times \frac{\text{Actual number of days}}{365}$$

The actual number of days in the above formula is calculated from the starting date

(inclusively) to the last date (but exclusively) of that Interest Period (applied when calculating rounded interest) or That Period (applied to use when calculating interest for a non-circular period).

- ✓ Source of redemption: Cash flow from production and business activities of the Corporation

Article 2: Implementation

- Authorize the General Director to decide to change the early 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 KBCH2130002; 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 of relevant Departments/Provisions and relevant individuals of the Corporation are responsible for the implementation of this Resolution./.

Recipient:

- *Members of the BOD;*
- *BM, SB;*
- *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. 0303.1/2023/KBC-TB

Bac Ninh, March 03rd, 2023

About : Information Disclosure on the redemption of Bond KBCH2123002

To:

- Hanoi Stock Exchange,
- Esteemed Bondholders,
- Petrovietnam Securities Incorporated (“PSI”) as Bondholder Representative, Depository Registration Agent,
- State Securities Committee
- Ho Chi Minh Stock Exchange

Pursuant to the provisions of Circular No. 122/2020/TT-BTC dated December 31st, 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 December 31st, 2020 of the Government and documents amending and supplementing regulations on private placement and trading of privately placed 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 announce information about the early bond redemption as follows:

1. Corporation information

- Corporation’s name: **Kinh Bac City Development Holding Corporation**
- Headquarter’s address: Lot B7, Que Vo Industrial Park, Phuong Lieu Commune, Que Vo District, Bac Ninh Province.
- Tel: (84-222) 3634 034
- Fax: (84-222) 3634 035
- Business type: Joint Stock Company
- Main business activities: real estate business, land use rights belonging to owners, users or renters.

2. Information on Bond redemption

- Bond code: KBCH2123002
- Repurchase method: send redemption notice to Bondholders
 - ✓ Par value: 100,000 VND/Bond
 - ✓ Volume of issued & outstanding bonds: 10,000,000 bonds
 - ✓ Issuance value at par value: 1,000,000,000,000 VND (*One trillion dong*)

- ✓ Current outstanding bond value at par value: 1,000,000,000,000 VND
(*One trillion dong*)
- ✓ Bond term: 24 months
- ✓ Issuing date: June 03rd, 2021
- ✓ Maturity date: June 03rd, 2023.
- ✓ Expected date of redemption: April 05th, 2023
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(December 03rd, 2022 inclusively) to April 05th, 2023 (April 05th, 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 trillion dong*)).
- Terms and conditions of the Bonds to be redeemed before maturity:
 - ✓ The Issuer may exercise the right to redeem at any time after 12 months
from the Issue Date in one or more installments, for part or all of the
outstanding bonds.
 - ✓ In order to exercise the right of redemption, the Issuer must (through the
Registered and Depository Agent) give written notice to the Bondholders
and the Bondholder's Representative about the decision to redeem its
Bonds (“**Redemption Notice**”) at least 30 (*thirty*) days prior to the
proposed redemption date (“**Redemption Option Date**”). The
Redemption Notice will contain information on the total number of Bonds
to be redeemed and the Redemption Option Date (this date must be a
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is obliged to resell his/her Bonds to the Issuer in accordance with such
Redemption Notice.**
 - ✓ The Issuer may withdraw the Redemption Notice after it is sent, but at
least 10 (ten) days prior to the relevant Redemption Option Date.
 - ✓ The redemption price of each Bond will be equal to the total principal,
interest and other amounts incurred but not yet paid on the Bonds,
specifically as follows:
 - ✚ Redemption price:

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 Incurred Interest:

$$\text{Incurred Interest} = \text{Bond's par value} \times 10,5\% \times \frac{\text{Actual number of days}}{365}$$

The actual number of days in the above formula is calculated from the starting date (inclusively) to the last date (but exclusively) of that Interest Period (applied when calculating rounded interest) or That Period (applied to use when calculating interest for a non-circular period).

- Source of redemption: Cash flow from production and business activities of the Corporation

(Bond KBCH2123002's early redemption plan has already been approved by the competent authority according to the Resolution No. 0303/2023/KBC/NQ-HDQT of the Board of Directors dated 03/03/2023 attached to this notice)

3. Organizations participating in the Bond redemption

Representative of Bondholders, Depository Registration Agent, Collateral Management Agent :

PETROVIETNAM SECURITIES INCORPORATED (PSI)

Address: 2nd floor, Hanoi tourist building, No. 18 Ly Thuong Kiet, Phan Chu Trinh Ward, Hoan Kiem District, Hanoi.

Tel: (84) 24 3934 3888

Fax: (84) 24 3934 3999

Recipients:

- *As above*

- *Stored: Admin*

**KINH BAC CITY DEVELOPMENT
HOLDING CORPORATION
Chairman of the BOD**

(signed and stamped)

DANG THANH TAM