

**AGENDA FOR THE 2024 ANNUAL GENERAL MEETING OF SHAREHOLDERS
KINH BAC CITY DEVELOPMENT HOLDING CORPORATION**

Time : 09h00, Wednesday, June 19th, 2024

Location: The Corporation’s Headquarter , Lot B7 - Que Vo Industrial Park - Phuong Lieu Ward - Que Vo Town - Bac Ninh Province.

(2nd floor – Kinhbac Club, with instructions from the Organizing Committee at the Head Office Building)

Anticipated time	Contents	Person in charge
08h15-09h00	Checking-in for shareholders and distributing Meeting’s documents	The Organing Committee
09h00-09h15	Announcing shareholders’s eligibility result; Inaugurating the AGM	Head of Shareholders’s Eligibility Committee
09h15-09h25	Presenting the Presidium, the Secretariat and approving the Vote Counting Committee	The Organizing Committee
09h25-09h40	Approving the AGM’s agenda and the regulations of operating and voting	Secretariat
09h40-10h40	<ul style="list-style-type: none"> Reporting on the performance in 2023 – plan for 2024 and reporting on the implementation the Resolutions of the 2023 General Meeting of Shareholders (GMS); Reporting on business performance in 2023 and plan for 2024; Reporting on the supervisory activities of the Supervisory Board in 2023; 	The Presidium
	<ul style="list-style-type: none"> Approving on 2023 Audited financial reports & the transactions with related parties presented in the Notes to the 2023 audited financial statements; 	
	<ul style="list-style-type: none"> Approving the Remuneration payments for the Board of Directors, Supervisory Board, the salary – bonus for The Head of Supervisory Board in 2023; 	
	<ul style="list-style-type: none"> Approving on the plan of remuneration, salary - bonus and operation expenses for BOD, BOS in 2024; 	
	<ul style="list-style-type: none"> Approving on the plan to distribute profit after tax in 2023; 	
	<ul style="list-style-type: none"> Approving on the plan for private placement of stock; 	
	<ul style="list-style-type: none"> Other contents under the GMS’s authority (If any). 	
10h40-11h00	Discussing on the reports and statements and voting session	The Presidium
11h00-11h15	Break	
11h15-11h30	Announcing the voting results	Head of the Vote Counting Committee
11h30-11h40	Announcing the Minutes and draft Resolution of the AGM	Head of Secretariat
11h40-11h50	Approving the Meeting Minutes and AGM’ Resolution	
11h50-12h00	Concluding the meeting.	The Presidium
12h00-13h00	Lunch Party	

No: 2905.1/2024/KBC/NQ-HDQT

Bac Ninh, May 29th, 2024

RESOLUTION OF BOARD OF DIRECTORS

(About: Approving on agenda and drafted documents of The 2024 Annual General Meeting of Shareholders)

THE BOARD OF DIRECTORS KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

Persuant to:

- *Persuant to the Law on Enterprises No. 59/2020/QH14 approved by National Assembly of the Socialist Republic of Vietnam dated June 17th, 2020 and documents amending, supplementing, and guiding the implementations;*
- *Persuant to the Business Registration Certificate No. 2300233993, first registered on March 27th, 2002, registered for the 20th amendment on April 9th, 2024 of Kinh Bac City Development Holding Corporation issued by the Department of Planning and Investment of Bac Ninh province;*
- *The current charter of Kinh Bac City Development Holding Corporation;*
- *The Board of Directors' Meeting minutes No. 2905/2024/KBC/BB-HDQT dated May 29th, 2024 about Approving on agenda and drafted documents of The 2024 Annual General Meeting of Shareholders and business plan for 2024.*

RESOLVE

Article 1. Approving on the agenda of the 2024 Annual General Meeting of Shareholders (AGM) of Kinh Bac City Development Holding Corporation.

1. The Board of Directors unanimously approved the time, venue, organizing form and agenda of meeting as follows:
 - Registration: From 8h15, Wednesday, June 19th, 2024
 - Starting time: From 9h00, Wednesday, June 19th, 2024
 - Location: The Corporation's Headquarter - Lot B7 - Que Vo Industrial Park - Phuong Lieu Ward - Que Vo Town - Bac Ninh Province (2nd floor – Kinhbac Club).
 - Form of organizing the Meeting : The Meeting will take place at the aforementioned location, Virtual Meeting and electronic voting.
 - Content:
 - + Reporting on the performance in 2023 – plan for 2024 and reporting on the implementation the Resolutions of the 2023 General Meeting of Shareholders (GMS);
 - + Reporting on business performance in 2023 and plan for 2024;
 - + Reporting on the supervisory activities of the Supervisory Board in 2023;
 - + Approving on 2023 Audited financial reports & the transactions with related parties presented in the Notes to the 2023 audited financial statements;

- + Approving the Remuneration payment for the Board of Directors, Supervisory Board, the salary – bonus for The Head of Supervisory Board in 2023;
 - + Approving on the plan of remuneration, salary - bonus and operation expenses for BOD, BOS in 2024;
 - + Approving on the plan to distribute profit after tax in 2023;
 - + Approving on the plan for private placement of stock;
 - + Other contents under the GMS's authority (If any).
2. The Board of Directors unanimously approved the drafted documents to propose the 2024 AGM. The content and related documents of the 2024 AGM will be available on the website: www.kinhbaccity.vn on May 29th, 2024 and will be updated until the opening of AGM (if any).

Article 2. Term of Execution:

This Resolution takes effect from the date of signing.

This resolution is unanimously approved by the members of the Board of Directors and shall be effective from the date of signing. The members of the BOD, Executive Board and Heads of related Departments/Provisions/Individuals are responsible for conducting this resolution.

Recipients:

- Article 2;
- KBC's Admin

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



Dang Thanh Tam

No.: 2905.3/2024/KBC-CK
Re: Announcement of time, venue of the
2024 AGM

Bac Ninh, May 29th, 2024

OFFICIAL NOTICE OF MEETING

- Dear:**
- **Shareholders of Kinh Bac City Development Holding Corporation;**
 - **State Securities Committee;**
 - **Ho Chi Minh City Stock Exchange;**
 - **Vietnam Securities Depository and Clearing Corporation.**

The Board of Directors (BOD) of **Kinh Bac City Development Holding Corporation** sincerely invite our esteemed shareholders in the list of shareholders finalized on May 24th, 2024 to attend The 2024 Annual General Meeting of Shareholders (AGM). The details are as follows:

- 1. Time: From 9:00 am, Wednesday, June 19th 2024** (Registration from 8:15 am)
- 2. Location:** The Corporation's Headquarter - Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Que Vo Town - Bac Ninh Province.
(*2nd floor – Kinhbac Club, with instructions from the Organizing Committee at the Head Office*)
- 3. Organizing form of the Meeting:** The AGM will take place at the aforementioned location, Virtual Meeting and electronic voting.
- 4. Content:** The 2024 AGM will discuss and vote on the contents according to the Agenda of The 2024 AGM posted at the website: www.kinhbaccity.vn in accordance with the law.

5. Meeting documents:

The contents and related documents of the 2024 AGM will be available on the website: www.kinhbaccity.vn on May 29th, 2024 and will be updated until the opening of AGM (if any).

6. Shareholders choose one of the these following attendance methods:

- Attending in person or authorizing another person (The legal power of attorney¹ or the attached form);
- Electronic Voting and attending directly/online (use the account and password mentioned in this official notice of meeting).

For shareholders who do not attend the meeting directly, please send the proposals and questions that need to be resolved to the Presidium before the AGM started:

Tel: 0243.734.6889/ Extension: 123

Email: kinhbac.kbc@gmail.com

Shareholders and the legal representative of Shareholders attending the AGM must bring legal documents (ID/Passport) and the original authorization letter with signatures of both parties (if any). In case of authorizing to the Chairman of the BODs, please send the Authorization letter to the Corporation's Headquarter or email to the address above.

7. The log in information for the Virtual Meeting and electronic voting:

Shareholders can attend the Virtual Meeting and electronic meeting at the website: <https://ezgsm.fpts.com.vn> according to the login information in the notice of meeting invitation.

Best regards!

Recipients:

- As above
- KBC's Admin

ON BEHALF OF THE BOARD OF DIRECTORS



DANG THANH TAM

¹ According to Clause 2, Article 144 of the Law on Enterprises No. 59/2020/QH14

RESOLUTION OF BOARD OF DIRECTORS

(About: Approving on Business plan of 2024)

THE BOARD OF DIRECTORS KINH BAC CITY DEVELOPMENT HOLDING CORPORATION

Persuant to:

- *Persuant to the Law on Enterprises No. 59/2020/QH14 approved by National Assembly of the Socialist Republic of Vietnam dated June 17th, 2020 and documents amending, supplementing, and guiding the implementations;*
- *Persuant to the Business Registration Certificate No. 2300233993, first registered on March 27th, 2002, registered for the 20th amendment on April 9th, 2024 of Kinh Bac City Development Holding Corporation issued by the Department of Planning and Investment of Bac Ninh province;*
- *The current charter of Kinh Bac City Development Holding Corporation;*
- *The Board of Directors' Meeting minutes No. 2905/2024/KBC/BB-HĐQT dated May 29th, 2024 about Approving on agenda and drafted documents of The 2024 Annual General Meeting of Shareholders and business plan for 2024.*

RESOLVE

Article 1. Approving on the Business plan of 2024

1. The Board of Directors unanimously approved the implementation of business investment plans in key projects in 2024. Specifically assigning to the Executive Board:

1.1. Implementing business investment plans for key industrial parks and industrial clusters

Nam Son Hap Linh Industrial Park - Bac Ninh, Quang Chau Expanded Industrial Park - Bac Giang, Tan Phu Trung Industrial Park - Ho Chi Minh City, Dang Le, Chinh Nghia, Kim Dong - Hung Yen Industrial Clusters, Trang Due 3 - Hai Phong City Industrial Park play an important role in contributing to the Corporation's Revenue - Profit plan in 2024. These Industrial parks will focus on the following important tasks:

- **Compensation & Infrastructure construction:** Compensation and parallelly infrastructure construction are important tasks in 2024 for these industrial parks and clusters to ensure that the infrastructure is ready for handover to customers who sign

deposit agreements, thereby facilitating the attraction of new investments.

- **Putting into operation the system of new clean water supply and wastewater treatment plants** in Que Vo Industrial Park and Nam Son Hap Linh Industrial Park, Quang Chau Industrial Park, continuing to build new clean water plants phase 5 and wastewater plant phase 4.
- **Investment Attraction:** Achieving 100% occupancy in the Quang Chau Expanded Industrial Park, Nam Son Hap Linh Industrial Park, and Tan Phu Trung Industrial Park; additionally, seeking major investors for Trang Due 3 Industrial Park; the projected lease area for industrial land in 2024 is 150 ha.

1.2. Implementing the plan for development of new industrial parks and Clusters:

Currently, the Corporation has new industrial parks and clusters belonging to subsidiaries that have been approved for investment policy decisions and investor approvals, including: In Hai Phong, there is Trang Due auxiliary cluster of 58.75 ha; In Long An, there are Tan Tap Industrial Park (654 ha), Loc Giang Industrial Park (466 ha), Long An Industrial Clusters (Tan Tap & Phuoc Vinh Dong) with an area of 219.4 ha. In particular, Trang Due 3 Industrial Park has been approved for zoning planning scale 1/2000, and is waiting for approval of investment policy. These are important projects that will bring revenue to the Corporation within the next 3 years.

- **Complete legal procedures:** Making efforts to work with state management agencies to complete the last important necessary legal procedures to have a basis for project implementation.
- **Implementation of compensation plans:** This is the central task of these projects, requiring coordination between the Company, the government, the local and financial resources.
- **Capital arrangement:** Currently, industrial parks and clusters projects are being interested by banks for large-scale financing, which is an advantage for speeding up project implementation.
- **Attracting investment:** With the investment attraction capacity of the Corporation, these projects are having an advantage because there are large investors who are researching and considering to be ready to sign land lease contracts at these projects when the project is eligible for business.

1.3. Planning investment, business and development for urban area projects

Currently, the Corporation is implementing and preparing to implement urban projects as follows:

- **Trang Due – Hai Phong Urban Area:** continuing to hand over the last 15 villas in 2024, deploy the development of commercial and service zones.
- **Phuc Ninh Urban Area:** Waiting for the state management agency to approve legal procedures to be eligible for revenue recognition, and at the same time deploy the construction of the technical infrastructure system package 2 on an area of 20.3 ha in Phuong Vy and Thi Cau areas; Deploying technical infrastructure for the area that has

been handed over on the field about the remaining 14 ha; Construction of Phuc Ninh air-conditioning lake on the area that has been handed over on the field and construction of 15 villas in the area where infrastructure has been completed.

- **Trang Cat Urban Area:** While waiting for the remaining legal procedures to be approved by the management authorities, the project continues to implement ground leveling and infrastructure construction to be ready to put into business or seek business investment cooperation partners, project development and delivery, etc.
- **North Cam River – Hai Phong Urban Area:** Detailed planning, completing legal procedures.
- **Trang Due Expanded Urban Area – Hai Phong:** Preparing procedures for participating in the auction.

1.4. Implementing social housing projects and resettlement areas

In 2024, the Corporation will continue to implement investment plans to build social housing projects and resettlement areas to meet the housing needs for workers in industrial zones and for low-income workers.

- Social housing project in Trang Due - Hai Phong Urban Area: Completing the construction of 03 buildings in phase 1, selling 80% of apartments in phase 1.
- Social housing project in Nenh town, Bac Giang: Completing handover for use and recognition of revenue for 5 buildings, and commencing construction for another 5 buildings.
- Projects of Tan Phu Trung Residential Area, Loc Giang Urban Area, Tan Tap Urban Area, Phuoc Vinh Dong Residential Area with a total area of 122.98 ha: Focusing on completing legal procedures, implementing construction investment plans and arranging capital.

2. The Board of Directors agreed to assign the Executive Board to proactively develop cash flow management plans, arrange appropriate capital to pay off due or early debts, and implement investment and construction of key projects.

Assigning the Executive Board to actively work with banks, investment funds and a number of financial institutions that have been asking questions about capital arrangement for KBC to proactively make plans to build financial resources aimed at creating cash flow for the Corporation's activities through loan contracts, implementing bond issuance plans, stock offerings, etc.

3. Revenue and profit plan in 2024

The Board of Directors agreed to maintain the Corporation's consolidated business plan in 2024, which was approved by the 1st Extraordinary General Meeting of Shareholders in 2024 in Resolution No. 2803/2024/KBC/NQ-DHDCD dated March 28th 2024, specifically:

- Total consolidated revenue is expected to be: **VND 9,000 billion.**
- Total consolidated profit after tax is expected to be: **VND 4,000 billion**

Article 2. Term of Execution:

This Resolution takes effect from the date of signing.

This resolution is unanimously approved by the members of the Board of Directors. The members of the BOD, Executive Board and Heads of related Departments/Provisions, individuals are responsible for conducting this resolution./.

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

Recipients:

- Article 2;
- KBC's Admin



Dang Thanh Tam

Bac Ninh, May 29th, 2024

OFFICIAL NOTICE OF MEETING

Dear: Shareholder

Address:

Shareholder's code:

Tel No.:

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- Electronic Voting and attending directly/online (use the account and password mentioned in this official notice of meeting).

For shareholders who do not attend the meeting directly, please send the proposals and questions that need to be resolved to the Presidium before the AGM starts via:

Tel: 0243.734.6889/ Extension: 123

Email: kinhbac.kbc@gmail.com

Shareholders and the legal representative of Shareholders attending the AGM must bring legal documents (ID/Passport) and the original authorization letter with signatures of both parties (if any). In case of authorizing to the Chairman of the BODs, please send the Authorization letter to the Corporation's Headquarter or email to the address above.

7. The log in information for the Virtual Meeting and electronic voting at the website

<https://ezgsm.fpts.com.vn> is:

Username	:	Password	:
Number of shares : shares owned		Securities owner : registration No.	

Recipients:

- As above
- KBC's Admin

ON BEHALF OF THE BOARD OF DIRECTORS



DANG THANH TAM

¹ According to Clause 2, Article 144 of the Law on Enterprises No. 59/2020/QH14

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

THE POWER OF ATTORNEY

ATTENDING THE 2024 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dear: Kinh Bac City Development Holding Corporation

A. THE AUTHORIZING PARTY:

Name of the shareholders/organization :

Legal representative (*for organization*) :

ID/Passport/Business Registration No :issued on at

Address:

Total number of shares owned :shares

B. THE AUTHORIZED PARTY:

Name:.....Shareholder code (*if any*)

ID/Passport/Business Registration:.....issued on at

Address:

Number of authorized shares:shares

Note: In case of being unable to attend and/or authorize other people, shareholders can authorize total number of shares owned to Chairman of the Board of Directors by tick (x) or (v) in the specified box:

Name	Title	Authorizing the total number of shares in possession
Mr. Dang Thanh Tam	Chairman of the Board of Directors	<input type="checkbox"/>

C. AUTHORIZED CONTENT:

- The authorized party will attend on behalf of the authorizing party to attend and vote at the 2024 Annual General Meeting Of Shareholders of Kinh Bac City Development Holding Corporation.
- We are solely responsible for this authorization and are committed to strictly complying with the current provisions of the Law and the Charter of Kinh Bac City Development Holding Corporation and without any further complaints after the Meeting.

Note:

- *The authorized party must not authorize a third party to attend the Meeting;*
- *If the authorizing party or the authorized party is an organization, there must be a signature of the legal representative and the seal of the organization;*
- *This authorization letter is only valid when it is the original and has signatures of both parties. This authorization is only valid at the 2024 Annual General Meeting Of Shareholders of Kinh Bac City Development Holding Corporation.*

Date ____ month ____ year 2024

Shareholders/The authorizing party

(Sign and clearly state full name, seal if any)

The authorized party

(Sign and clearly state full name, seal if any)