

No. 2205/2026/KBC-CK

Bac Ninh, May 22nd, 2026

AD HOC INFORMATION DISCLOSURE

To: - The State Securities Commission;
- Ho Chi Minh City Stock Exchange.

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

- Ticker symbol: KBC
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2. Contents of information disclosure: **Cooperation and investment attraction activities**

After more than a year of working between CTP Group and Kinh Bac City Development Holding Corporation (KBC) for long-term cooperation towards a joint venture if conditions allow, first, CTP signed a land lease contract with KBC: Specifically, CTP ASIA B.V signed an agreement to lease 22.45 hectares of land in Trang Due 3 Industrial Park (Hai Phong) of KBC and have submitted investment licensing dossiers to the Hai Phong Economic Zone Management Board.

CTP also wishes to lease at least 30 hectares of industrial park land in Bac Ninh.

CTP is a leading large enterprise in Europe, operating in the field of factories for lease and logistics. In Europe, CTP has 13 million m² of factories and leases them to leading European corporations.

Due to the demand for investment shift, CTP's investment in the construction of ready-built factories and warehouses will attract investors to quickly fill Trang Due Industrial Park and especially attract large investors from the EU to export to the EU, which will contribute to changing Vietnam's export structure and partly shifting exports to Europe more.

Mr. Remon Vos – Chairman of CTP (<https://www.forbes.com/profile/remon-vos/>) is a billionaire with more than 6 billion EUR who once shared in the meeting with the Leaders of Vietnam, the Leaders of Hai Phong City and the Leaders of Hung Yen Province that he decided to spend 2 billion EUR to invest in Vietnam.



Mr. Remon Vos in working sessions with the Chairman of Hai Phong City People's Committee and Leaders of Hung Yen Province.

One of the next important cooperation activities that KBC is carrying out is the cooperation with SP Group to research and develop the first regional cooling system for industrial parks in Vietnam.

On the morning of May 21, 2026, Ho Chi Minh City – Kinh Bac City Development Holding Corporation (HOSE: KBC) and SP Energy Vietnam Co., Ltd. ("SP Energy Vietnam"), a wholly-owned subsidiary of SP Group (SP), signed a Memorandum of Understanding (MOU) to research and develop a model of regional cooling system in industrial parks developed and managed by KBC.



The event marks an important milestone in KBC's strategy to develop green and sustainable industrial parks with integrated modern utility infrastructure. Through this partnership, KBC and SP Energy Vietnam will jointly study district cooling solutions that are suitable for the operational needs of industrial parks in Vietnam, with the aim of enhancing energy efficiency, optimizing operating costs for tenants, and supporting carbon emission reduction objectives.

KBC pioneers the upgrading of Vietnam's industrial park development model

As one of Vietnam's leading industrial park developers, KBC has attracted a wide range of domestic and foreign investors across manufacturing, high technology, digital infrastructure, and industrial services. The partnership with SP Energy Vietnam further reflects KBC's strategic direction to expand the industrial park value chain beyond traditional production infrastructure, gradually integrating value-added utility solutions for tenants.

This is expected to be among the first industrial park models in Vietnam to study the integration of a district cooling system in accordance with international standards, thereby contributing to a new development direction for green and modern industrial park infrastructure.

Partnership with SP Group

KBC and SP will jointly evaluate the potential for deploying regional cooling systems at suitable locations in KBC's development portfolio. These sites include existing industrial parks and new industrial parks in Hai Phong and Tay Ninh

The two parties will carry out technical assessments related to tenant needs, refrigerated load requirements and feasibility of implementation. At the same time, the two sides will also consider commercial models, investment structures and operating mechanisms, aiming to expand the regional cooling model to other industrial parks in KBC's ecosystem.

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Speech of KBC and SP Energy Vietnam leaders

Speaking at the event, **Ms. Dang Nguyen Quynh Anh, Member of the Board of Directors, Head of ESG Subcommittee, KBC**, shared: "The signing of the Memorandum of Understanding with SP Group is an important step in KBC's strategy to upgrade the industrial park development model. We hope that KBC's industrial parks are not only production destinations for domestic and foreign investors, but also become green, smart industrial parks capable of providing integrated utility infrastructure.

Through cooperation with experienced partners in the field of energy and utility infrastructure such as SP Group, KBC expects to gradually research and implement new infrastructure solutions, including centralized cooling systems, in order to improve the quality of services for tenants. increase the competitiveness of Vietnam's industrial parks and contribute to the country's sustainable development goals."



Mr. Benjamin Tay, Chairman of SP Energy (Vietnam) Co., Ltd., shared: "This partnership confirms our commitment to promoting sustainable energy solutions and efforts to reduce carbon emissions in Vietnam. Industrial parks are a strategic focus of ours, to support energy-intensive industries to operate more efficiently and cost-effectively.

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By leveraging our expertise in regional cooling solutions, we expect to accompany Kinh Bac Group in achieving its energy efficiency goals, while contributing towards a more sustainable future for Vietnam.

Promoting green and sustainable development

The research and development of regional cooling systems is in line with the shift in the priorities of global investors, especially high-tech manufacturing enterprises, data centers, electronics, semiconductors, cold chain logistics and other industries that are increasingly placing higher requirements on energy efficiency, reliability of infrastructure and sustainable development standards.

Through the partnership with SP Group, KBC aims to build an integrated industrial park ecosystem, capable of providing modern, efficient and environmentally friendly infrastructure services. This is also a step in line with Vietnam's green growth orientation, sustainable development strategy and national carbon emission reduction goals.

SP's experience in the field of centralized cooling

SP Group is a leading provider of sustainable energy solutions and utility services in the Asia-Pacific region, as well as the largest regional cooling system operator in Southeast Asia, with projects in Singapore, China, Thailand and Vietnam. SP currently operates the world's largest underground area cooling network in the Marina Bay financial district, Singapore.

In Vietnam, SP has partnered with Hoa Sen Group, one of Southeast Asia's leading steel producers, to implement the first industrial coolant service project in Vietnam. SP also provides sustainable cooling solutions for many other iconic buildings in the region, including Raffles City Chongqing and Guangzhou Knowledge Tower in China, as well as Government Complex Zone C in Thailand.

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About KBC

Kinh Bac City Development Holding Corporation (HOSE: KBC) is one of Vietnam's leading companies in industrial park and urban development. With large-scale industrial parks across key provinces and cities, KBC has attracted numerous domestic and international corporations and investors, making significant contributions to industrial infrastructure development, foreign investment attraction, and economic growth in Vietnam.

About SP Group

SP Group is a leading utility service provider in the Asia-Pacific region, contributing to shaping the future of the energy industry through smart solutions and low carbon emissions. The Group owns and operates electricity and gas transmission and distribution networks in Singapore and Australia. As Singapore's national grid operator, SP Group serves approximately 1.7 million industrial, commercial and residential customers through world-leading transmission, distribution and market support services.

In addition to traditional utility services, SP Group also provides integrated sustainable energy solutions in Singapore, China, Thailand and Vietnam. These solutions include regional heating and cooling systems, renewable energy, electric vehicle charging infrastructure, and digital energy platforms, designed for urban areas, communities, as well as commercial and industrial customers.

For more information, please visit spgroup.com.sg or follow SP Group on Facebook, LinkedIn and Instagram.

3. This information was published on the company's website on 22/05/2026 at the link: <http://www.kinhbaccity.vn>

We hereby certify that the information disclosed is accurate and we bear full responsibility before the law for the contents of this disclosure.

**ON BEHALF OF KINHBAC CITY
DEVELOPMENT HOLDING CORPORATION**

**Person to disclose information
Chairman of the BOD**



Dang Thanh Tam