THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 3007.3/2026/KBC-CK

Bac Ninh, July 30, 2026

AD HOC INFORMATION DISCLOSURE

To: **- The State Securities Commission;**
- Ho Chi Minh Stock Exchange;
- Esteemed Shareholders.

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

- Ticker symbol: KBC
- Address: Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province, Vietnam
- Tel: (0222) 3634034 Fax: (0222) 3634035
- E-mail: info@kinhbaccity.vn Website: http://www.kinhbaccity.vn

2. Information to be disclosed:

Pursuant to the current regulations on information disclosure in the securities market, Kinh Bac City Development Holding Corporation **("KBC")** hereby announces the following **key investment and business developments that have recently taken place**:

Recently, the Ho Chi Minh City Export Processing and Industrial Zones Authority granted an Investment Registration Certificate for the AI Factory (AI Data Center) project to the investment consortium comprising KBC (holding a 48.57% ownership interest in the investment) and Accelerated Infrastructure Capital ("AIC"). The project is expected to have a total investment of approximately USD 2 billion by 2030.

KBC's participation in this project is expected to create significant opportunities for the Company to develop a modern AI technology ecosystem serving customers in KBC's IPs as well as domestic and international clients. AI Data Center (AIDC) has become an inevitable global trend, positioning KBC to capitalize on the rapid advancement of high-tech industries worldwide. The project will also play a pivotal role in enabling KBC to develop its AI IP model—an innovative concept that integrates AI into high-tech IP development.

In addition, given the premium lease rates typically associated with AIDC due to their stringent requirements for planning, advanced infrastructure, reliable high-capacity power supply, water utilities, and high-speed internet connectivity, the project is expected to generate substantial profits for Tan Phu Trung IP, which is owned by Northwest Sai Gon City Development Corporation, in which KBC holds a 72.82% effective interest rate. It is anticipated that the Group may recognize consolidated profits amounting to several trillion VND as early as August 2026, when construction of the AIDC project is expected to commence in celebration of Vietnam's National Day on September 2, 2026.

Furthermore, during the first six months of 2026, KBC and its subsidiaries signed land lease agreements covering more than 170 hectares. However, due to the land compensation and site clearance are implemented in certain areas, the Company has not yet completed land handover and therefore has not been able to recognize revenue in accordance with applicable regulations.

The Company expects that, with the continued support of the relevant government authorities, the land handover process shall be completed within 2026. Once the leased land becomes eligible for revenue recognition, consolidated net profit after tax is expected to exceed VND 2 trillion, thereby contributing significantly to the achievement of the Company's 2026 business plan.

Accordingly, although profits have not yet been recognized during the first half of 2026, the Company's business operations have remained on a positive trajectory. In the second half of 2026, KBC expects to lease out at least an additional **100 hectares** of industrial land, thereby providing a solid foundation for achieving, and potentially exceeding, its profit target for the full year 2026.

3. This information is published on the company's website on 30/07/2026 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 KINH BAC CITY DEVELOPMENT HOLDING CORPORATION
Person to disclose informaion
Chairman or the BOD

M.S.D.N: 2300233993
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TỈNH BẮC NINH

Dang Thanh Tam

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Digitally signed by TỔNG CÔNG TY PHÁT TRIỂN ĐÔ THỊ KINH BẮC- CTCP
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