

Welcome to
KINH BAC CITY



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**PART I : KINH BAC CITY
GROUP**

**PART II : BUSINESS
OPERATION**

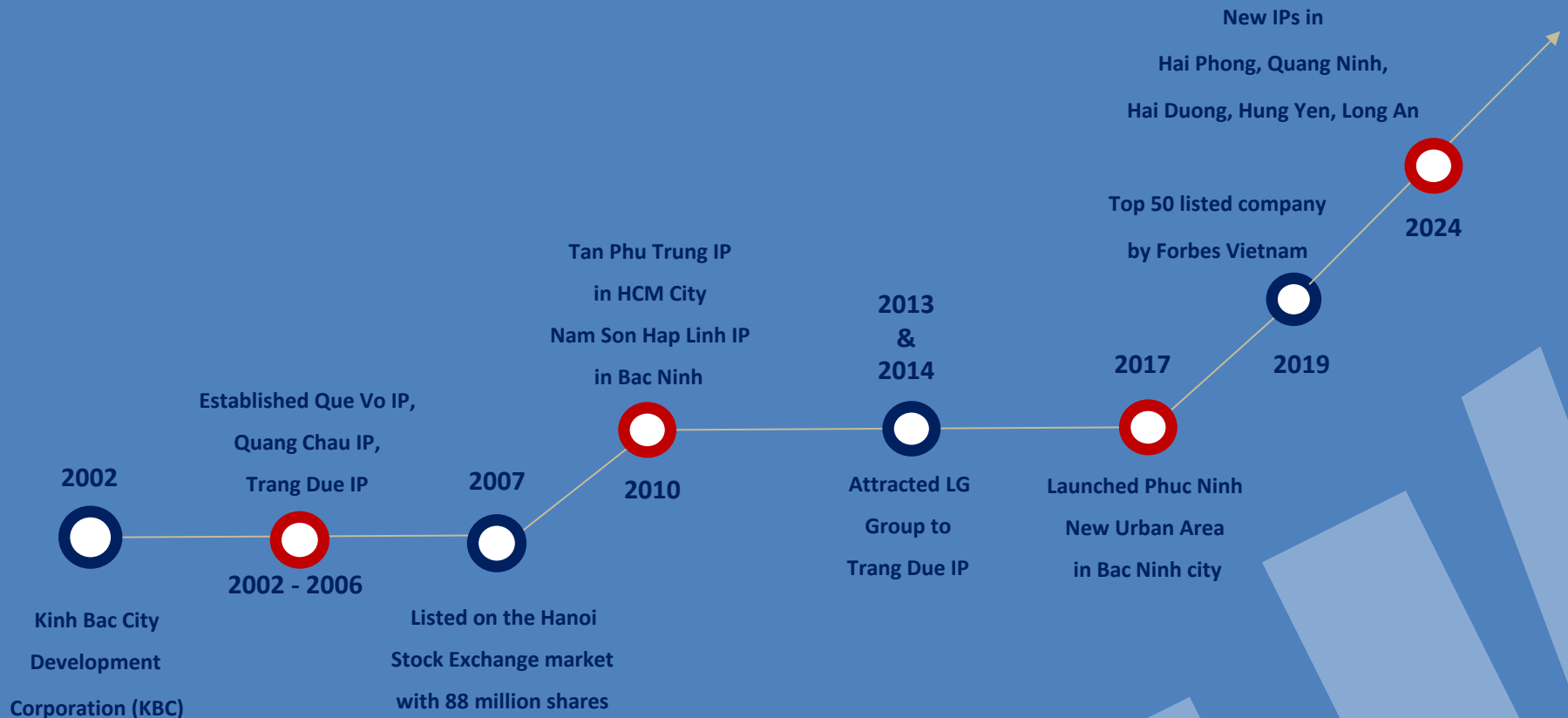
PART III : OUR PROJECTS

PART I

INTRODUCTION OF KBC

- *DEVELOPMENT PATH*
- *MERITS AND AWARDS*
- *OUR CHAIRMAN & CEO*
- *CORE VALUES*
- *OPPORTUNITIES AND CHALLENGES*
- *SHAREHOLDERS AND EQUITY*

Milestones on 20 years of Development



Typical Merits & Awards of KBC



02 Second class labour medals



02 Third class labour medals



17 Emulation Government Flags



Top 10 Viet Nam Golden Star



Top 50 listed companies by Forbes in 2019, 2020 & 2021



Viet Nam Gold Ball Award



Viet Nam Golden Brand



Ernst & Young Award



Top 50 listed companies by Forbes



Asean Business Awards- 2010



Business Community Award



Best ASEAN Business Award



Reputable Stock Brand Name



Asean Business Awards- 2011

Typical Merits & Awards of the Chairman- Mr. Dang Thanh Tam



01 First class labour medal



01 Second class labour medals



01 Third class labour medals



The Nationwide Front- rank Individual



Viet Nam Typical Entrepreneur



Award from the King of State of Japan



Mr. Dang Thanh Tam

CHAIRMAN

- Member of National Assembly – 13th Term
- Member of APEC Business Advisory Council
- The first non state - owned businessman of Viet Nam awarded the Labor Medal – 1st class, 2nd class, 3rd class by the President of Viet Nam
- The first businessman of Viet Nam awarded from the King of State of Japan



PhD. Nguyen Thi Thu Huong

CEO

- General Director of Kinh Bac City Development Holding Corporation
- Chairman of SaiGon – BacGiang Industrial park Corporation
- Member of the Board of Director of SaiGon – HaiPhong Industrial Park Corporation





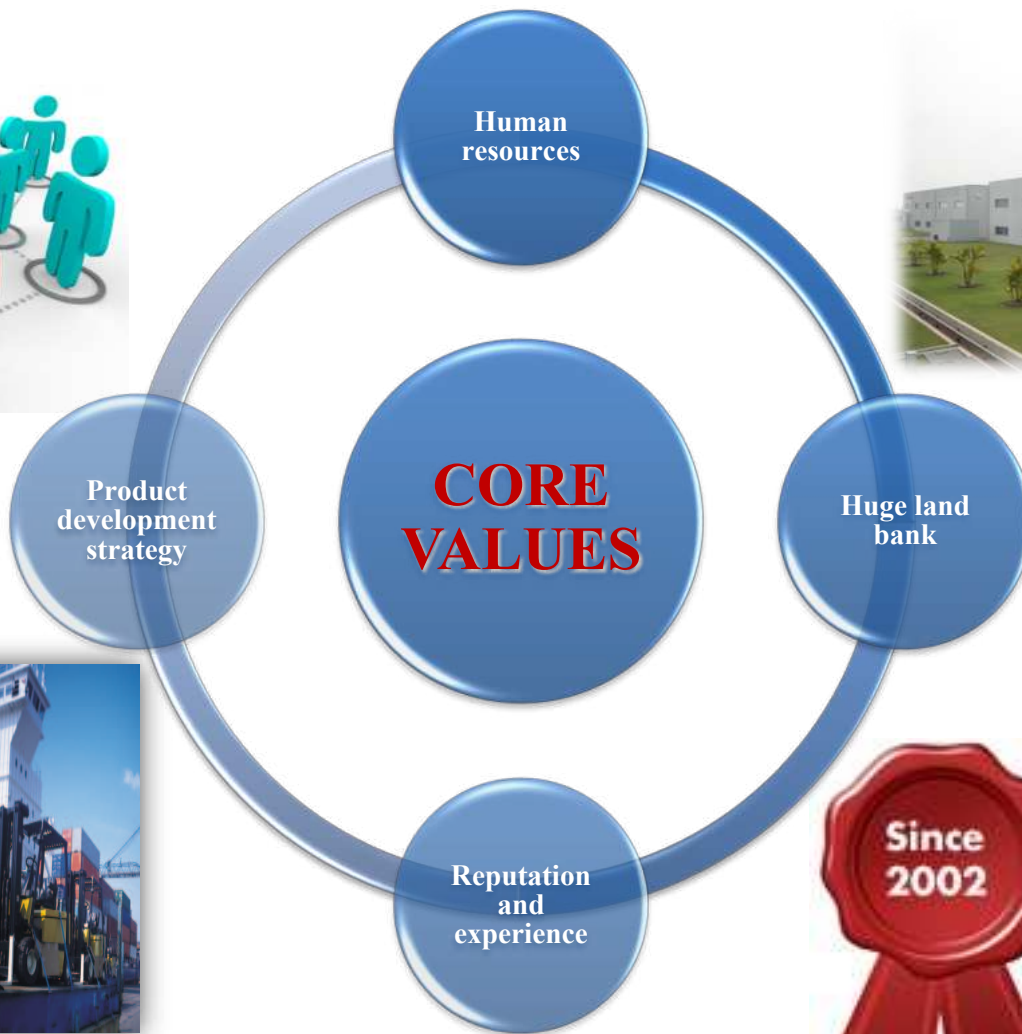
**KBC's chairman met the press at the 2023 APEC,
San Francisco, the US**



**KBC's chairman accompanied with Vietnam Prime
Minister to visit NEWYORK Stock Exchange and sign
MOUs with US investors in 2022**



Business Cooperation Signing Ceremony between Trump Organization and KBC's subsidiary - Hung Yen Investment Corporation (represented by Mr Dang Thanh Tam) at the witness of Mr Donald Trump in September 2024.





OPPORTUNITIES

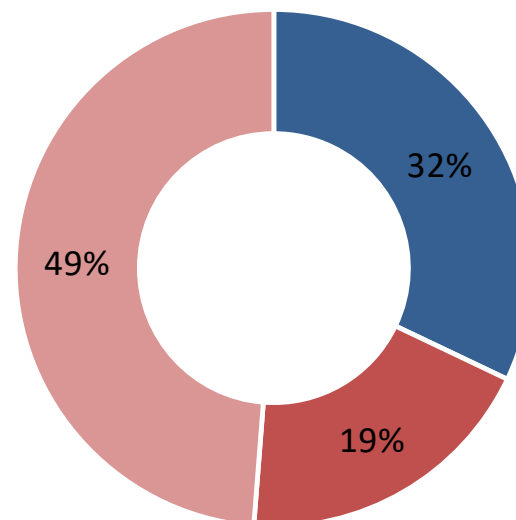
- STABLE ECONOMY
- FAVOURABLE INVESTMENT ENVIRONMENT
- GOOD INFRA-STRUCTURE
- CENTER LOCATION, NATURAL RESOURCES
- STRONG DIPLOMATIC RELATIONSHIP
- INTERNATIONAL COOPERATION AND FTAs

CHALLENGES

- MARKET COMPETITION
- DEVELOPING LAND BANK
- CAPITAL RESOURCES FOR LONG-TERM INVESTMENT
- MOVEMENTS IN REAL ESTATE MARKET
- TIGHTENING MANAGERIAL POLICIES WITH IP DEVELOPMENT



Name	Number of share	%
1. Number of share	767,604,759	100%
2. Shareholder structure		
(a) Major shareholder	246,154,906	32.07%
<i>Mr Dang Thanh Tam (chairman)</i>	<i>138,666,665</i>	<i>6.79%</i>
<i>DTT Investment and Development JSC</i>	<i>86,550,000</i>	<i>11.28%</i>
<i>Kinh Bac Investment and Consulting JSC</i>	<i>68,248,389</i>	<i>8.89%</i>
<i>Vinatex – Tan Tao Investment Coporation</i>	<i>39,239,852</i>	<i>5.11%</i>
(b) Foreign shareholder	147,122,946	19.17%
(c) Others	374,326,906	48.76%



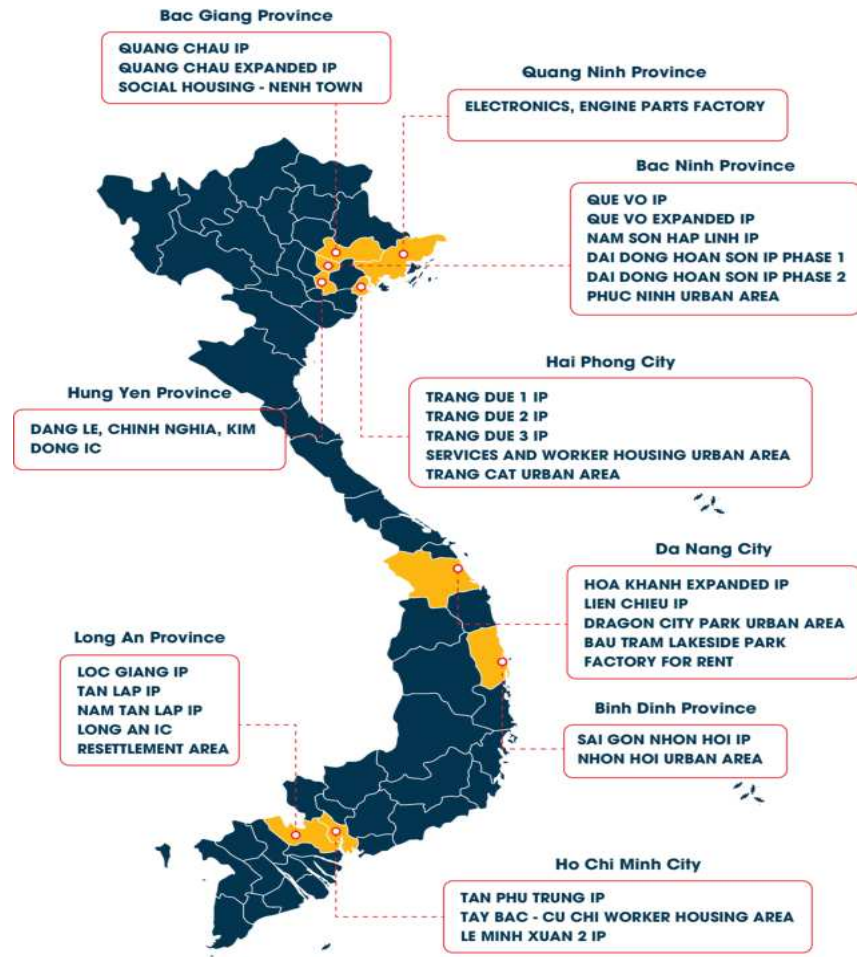
■ Major shareholder ■ Foreign shareholders ■ Other shareholder

PART II

BUSINESS OPERATION

- *DISTRIBUTION*
- *OUR PRODUCTS*
- *TYPICAL TENANTS*

MAP OF KBC'S IPS, RESIDENTIAL AREA & COMERCIAL REAL ESTATE PROJECTS IN VIETNAM



Total current land bank under the management of KBC and the co-management with subsidiaries and associated companies is about:

≈ 7,014 ha industrial land

≈ 1,262.8 ha urban land

Appropriate for next 10 to 20 years of development

PREPARED INDUSTRIAL LAND



- Land with infrastructure
- Diversified area



READY-BUILT OFFICE AND FACTORY



- Available in all IPs
- Factory area is diverse from 2,000m² to more than 8,000m²



RESIDENTIAL ESTATE BUSINESS



- Modern urban with integrated services





01

Road
System

05

Telecom
System

02

Clean water
supply



04

Electricity
supply



03

Waste
water
treatment



\$17bil

FDI Capital

1,000

FDI Projects

60%

World-famous brands,
main suppliers



Goertek



Canon

BLUECOM



HEESUNG ELECTRONICS LTD.



JA SOLAR

MITAC



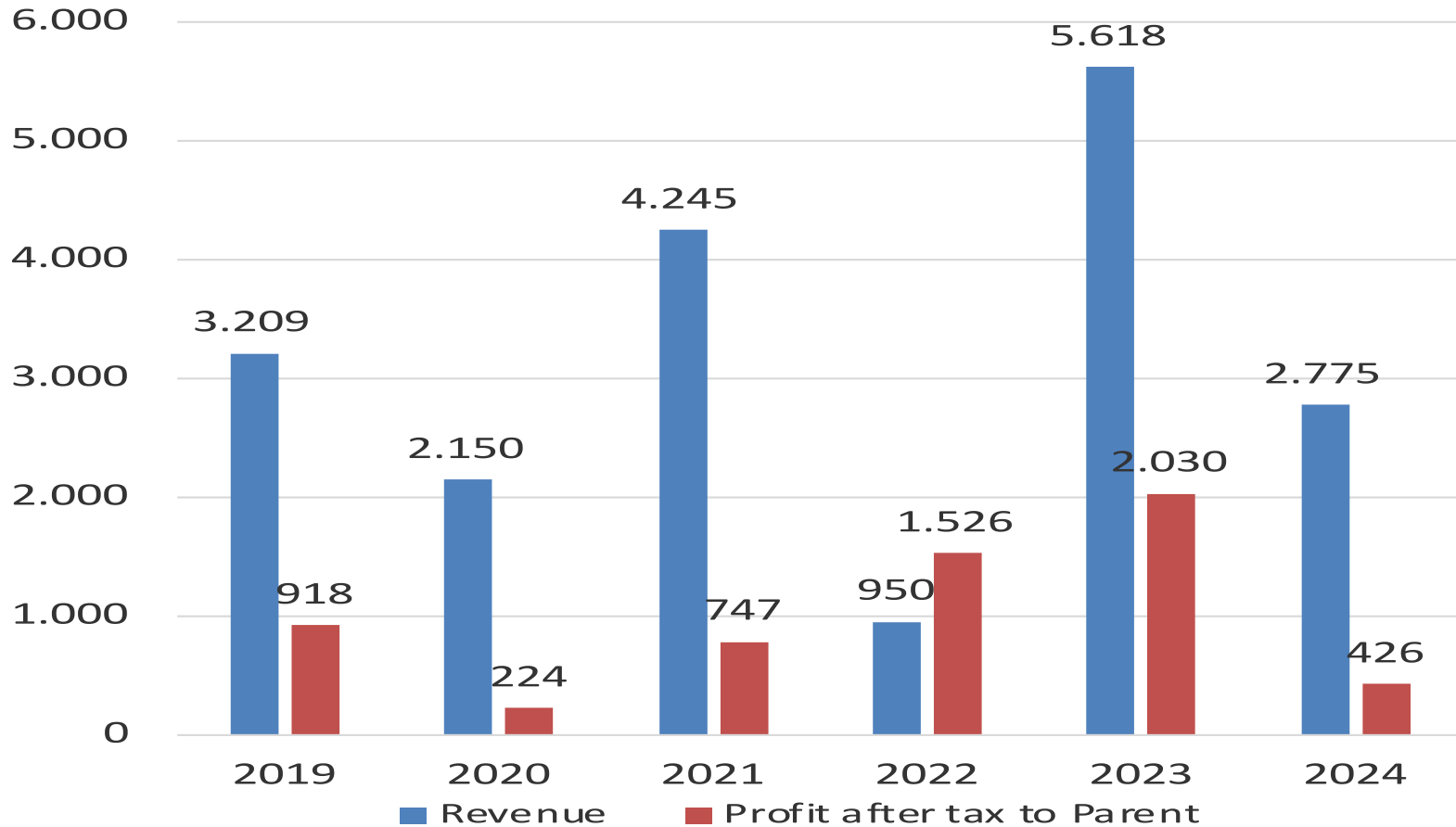
SAMKWANG MOBILE

LUXSHARE ICT

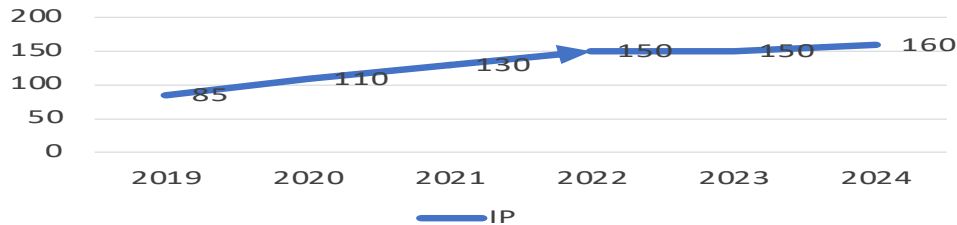


DUPONT

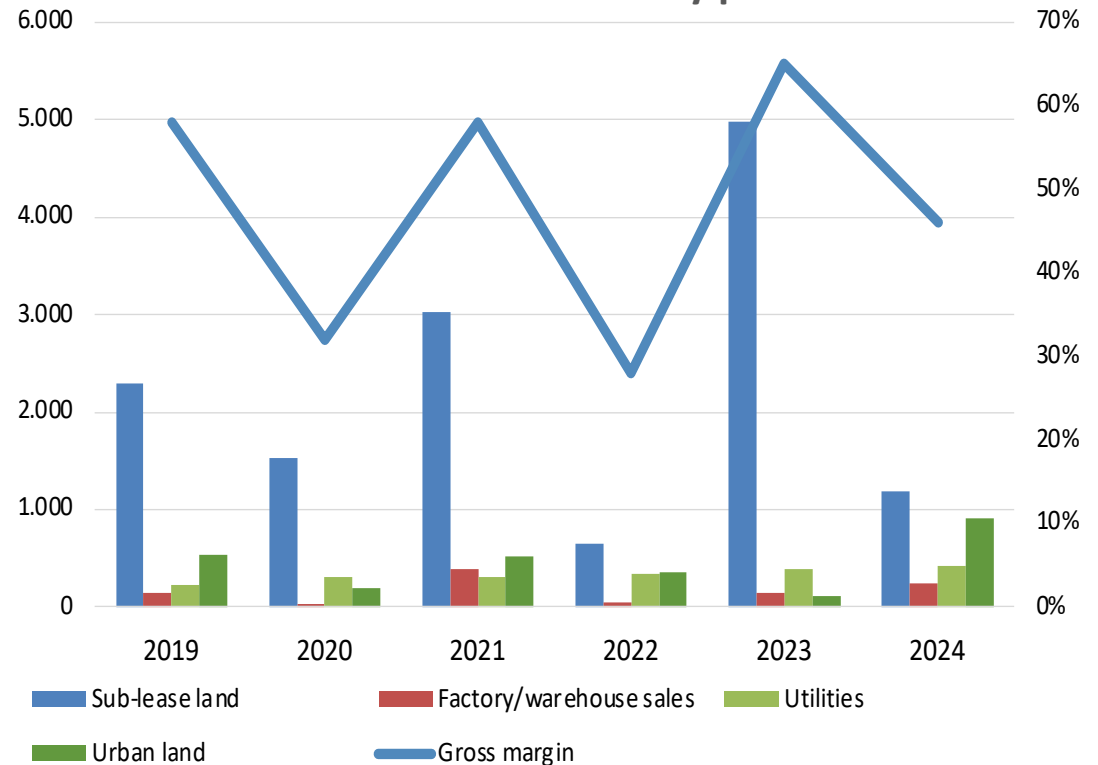
Revenue/Profit



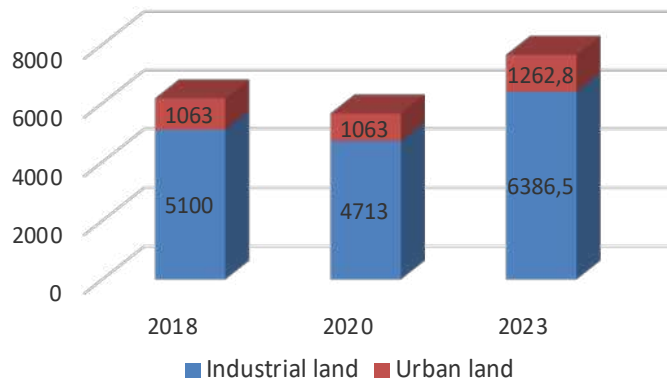
Average IP selling price by years (USD/m²/50 yrs)



Revenue breakdown by products



LAND BANK (ha)



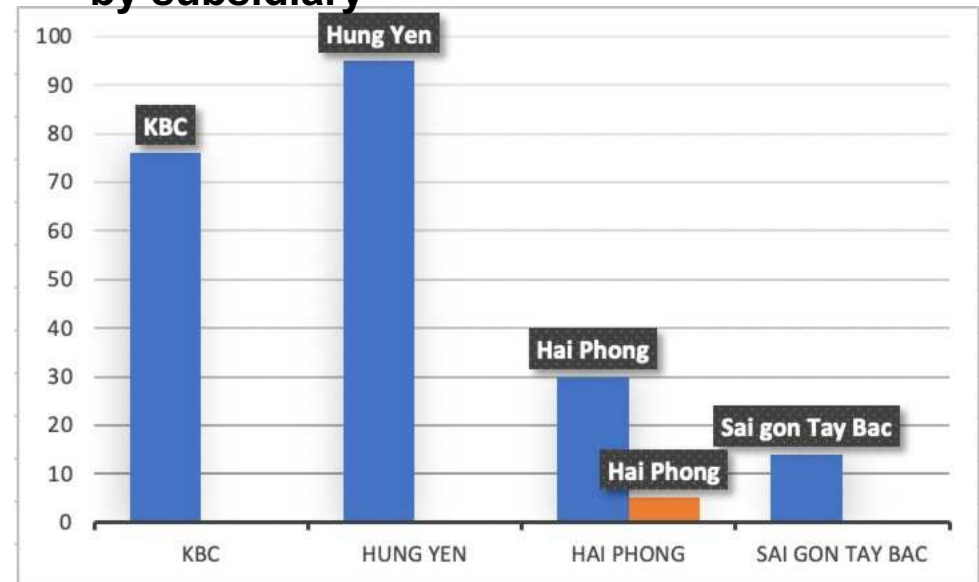
Leased Area in 2024 (ha)



FY 2025 business plan:

- ❖ Planned total sales: 10000 BVND
- ❖ Profit after tax: 3200 BVND
- ❖ Industrial land: 210 ha
- ❖ Social house: 20 ha
- ❖ Trang Cat urban land: 20 ha

Industrial land and social house area (ha) by subsidiary



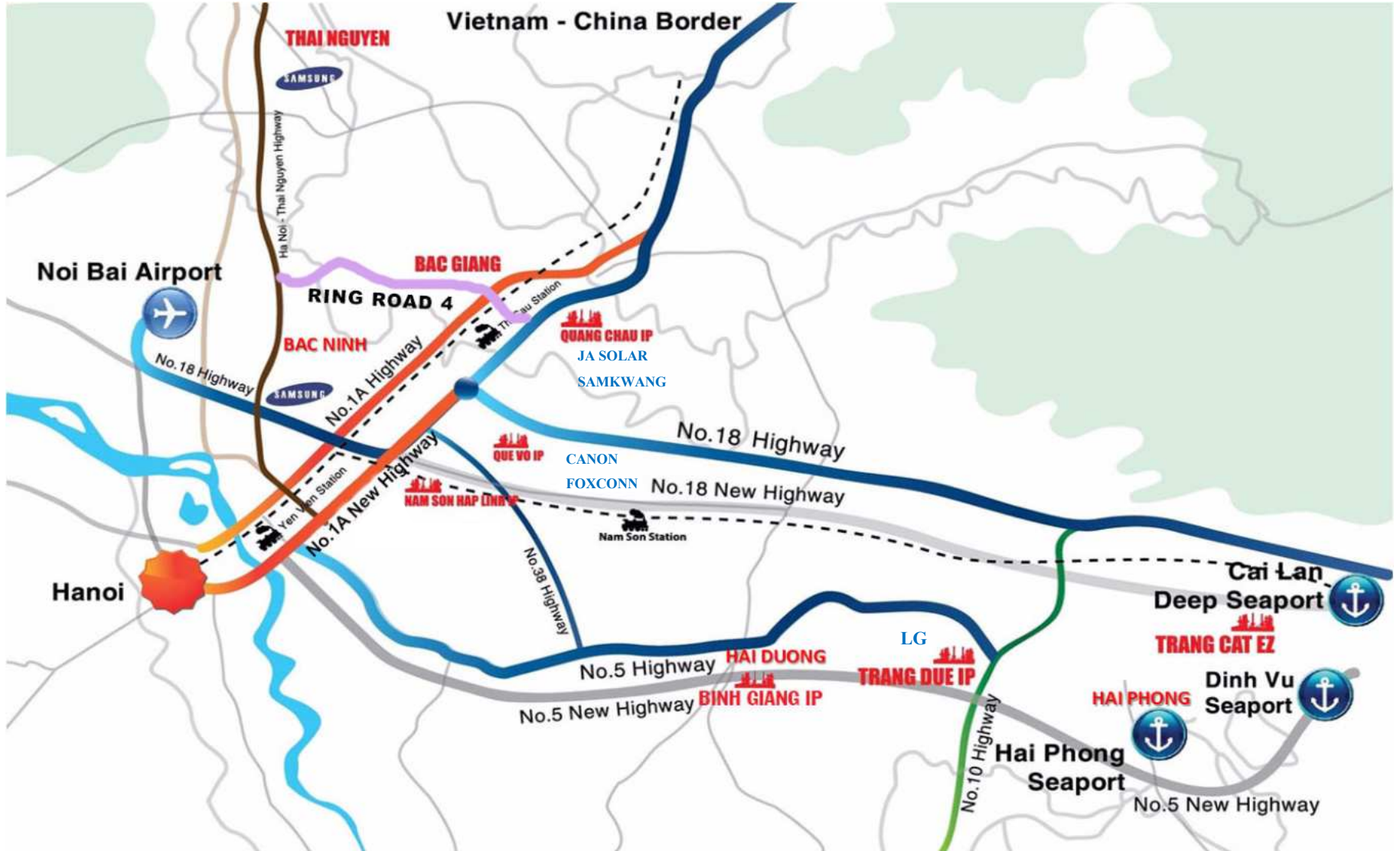
PART III

TYPICAL PROJECTS

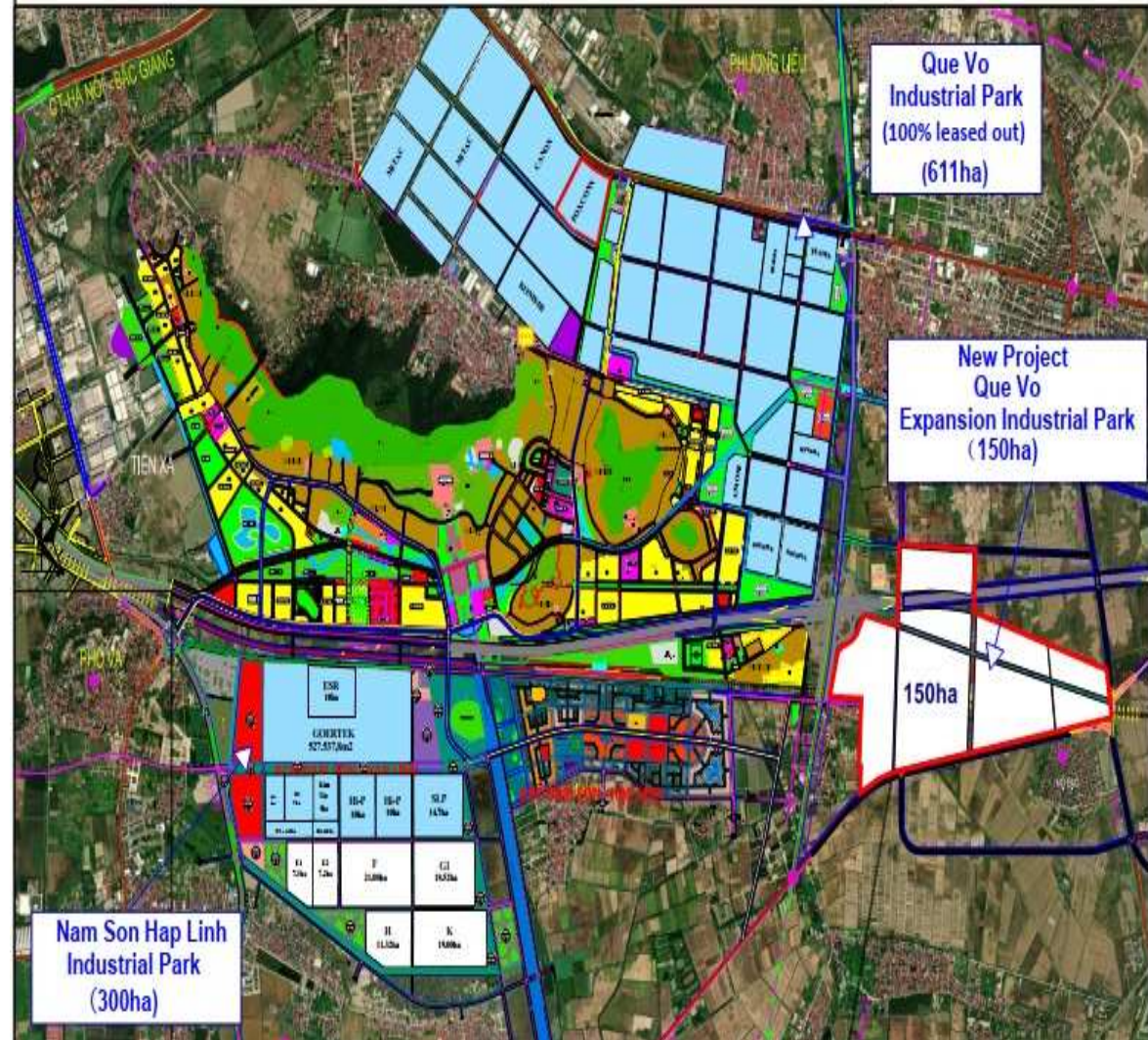
- *OPERATING PROJECTS*
- *UNDER PLANNING PROJECTS*
- *PROPERTY PROJECTS*

TYPICAL INDUSTRIAL PARKS IN OPERATION

KBC'S IPS IN THE NORTH OF VIETNAM



Location Map of Que Vo Industrial Park - Nam Son Hap Linh Industrial Park and Que Vo Expansion Industrial Park



• **Total area:** 611 ha

- Phase 1: 311ha - 100% occupied
- Phase 2: 300ha - 100 % occupied

* Standard factory floor area for lease and sale (200,000m²)



Que Vo Industrial Park



Canon (Japan): Scale: 20 ha
Investment capital: USD 60 mil.



Foxconn (Taiwan)
Scale: 12ha, 80 mil USD



Hanwha Techwin (Korea) -

Scale: 06 ha
Investment capital: USD100 mil.

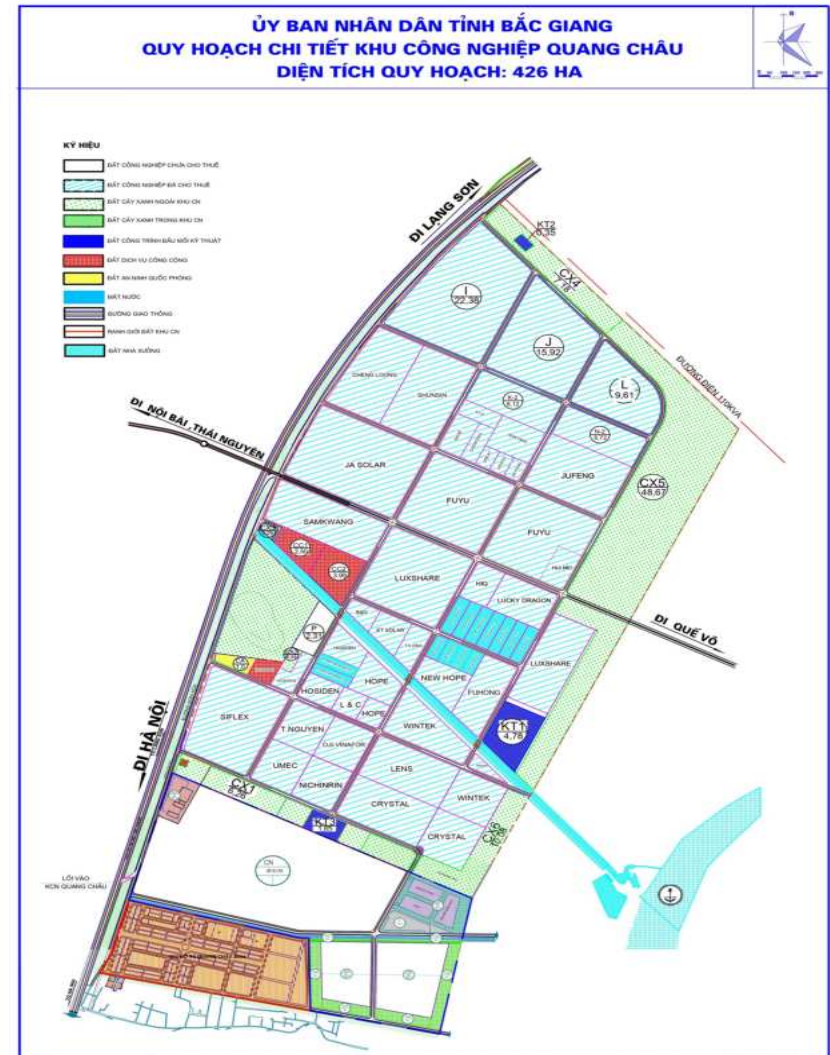


UIL (Korea) Scale: 08 ha

Investment capital: USD 42 mil.

2. QUANG CHAU IP- BAC GIANG PROVINCE

- ❑ Industrial land, newly-built RBFs available
- ❑ Location: Adjacent to #1A highway bound for Vietnam-China border gate
- ❑ Scale: 5166 ha, 96% leased out
- ❑ Total 40 tenants
- ❑ Total FDI capital: \$3.5 billion



SBG Office



Luxshare ICT (China) - Scale: 29 ha
Investment capital: 174 mil. USD

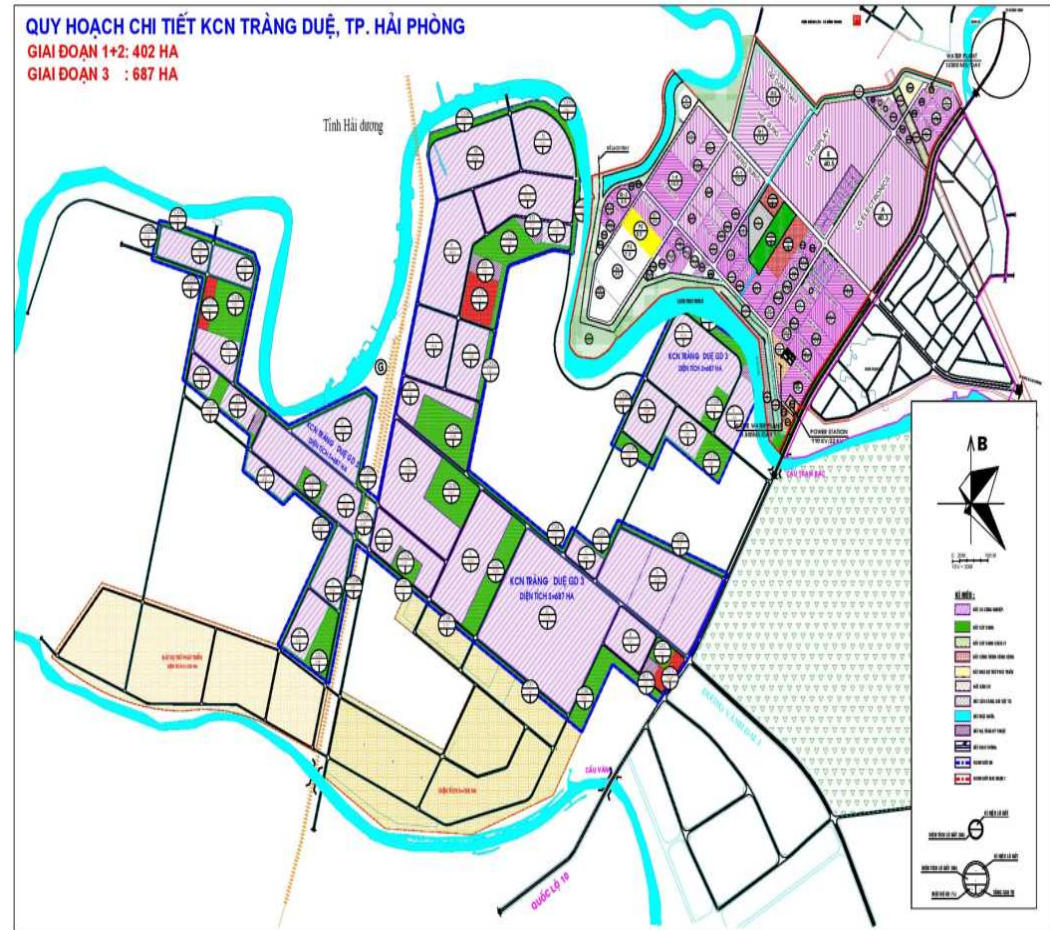
FOXCONN (China) - Scale: 122 ha
Investment capital: 1.5 bil. USD



JA Solar (China) - Scale: 30 ha
Investment capital: 280 mil. USD

3. TRANG DUE IP (PART OF DINH VU-CAT HAI EZ), HAI PHONG CITY

- **Transportation advantages:**
 - +Nearby the National highway No.10
 - +15km away from Hai Phong seaport.
 - +Nearby Hanoi –Haiphong express way
- **Total planning area:** 1,079 ha
 - Phase 1: 187 ha - 100% occupied
 - Phase 2: 214 ha, 100% occupied
 - Phase 3: 687 ha for expansion in 2024



 **LG Electronics**

 **LG Display**

 **LG Innotek**

HAENG SUNG

HEESUNG ELECTRONICS LTD.

LG Electronics (Korea)

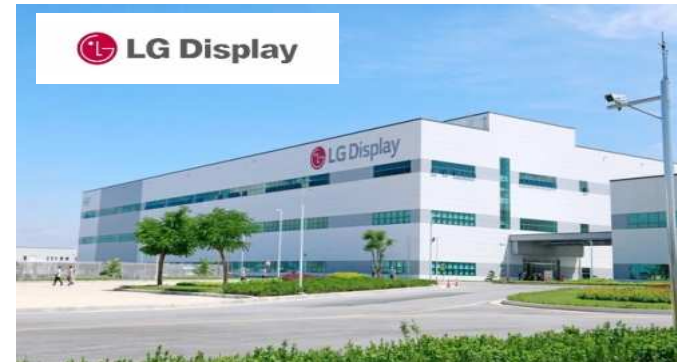
Scale: 40 ha

Investment capital: 1.5 bil. USD



LG Display (Korea)

Scale: 40 ha - Investment capital:
USD1.5 bil.



LG Innotek (Korea)

Scale: 17 ha

Investment capital: 1.1 bil. USD



Haeng Sung (Korea)

Scale: 10 ha

Investment capital: 100 mil. USD



Heesung (Korea)

Scale: 14 ha

Investment capital: 154 mil. USD



Bluecom (Korea)

Scale: 06 ha

Investment capital: 50 mil. USD



Dong Yang (Korea)

Scale: 09 ha

Investment capital: 95 mil. USD



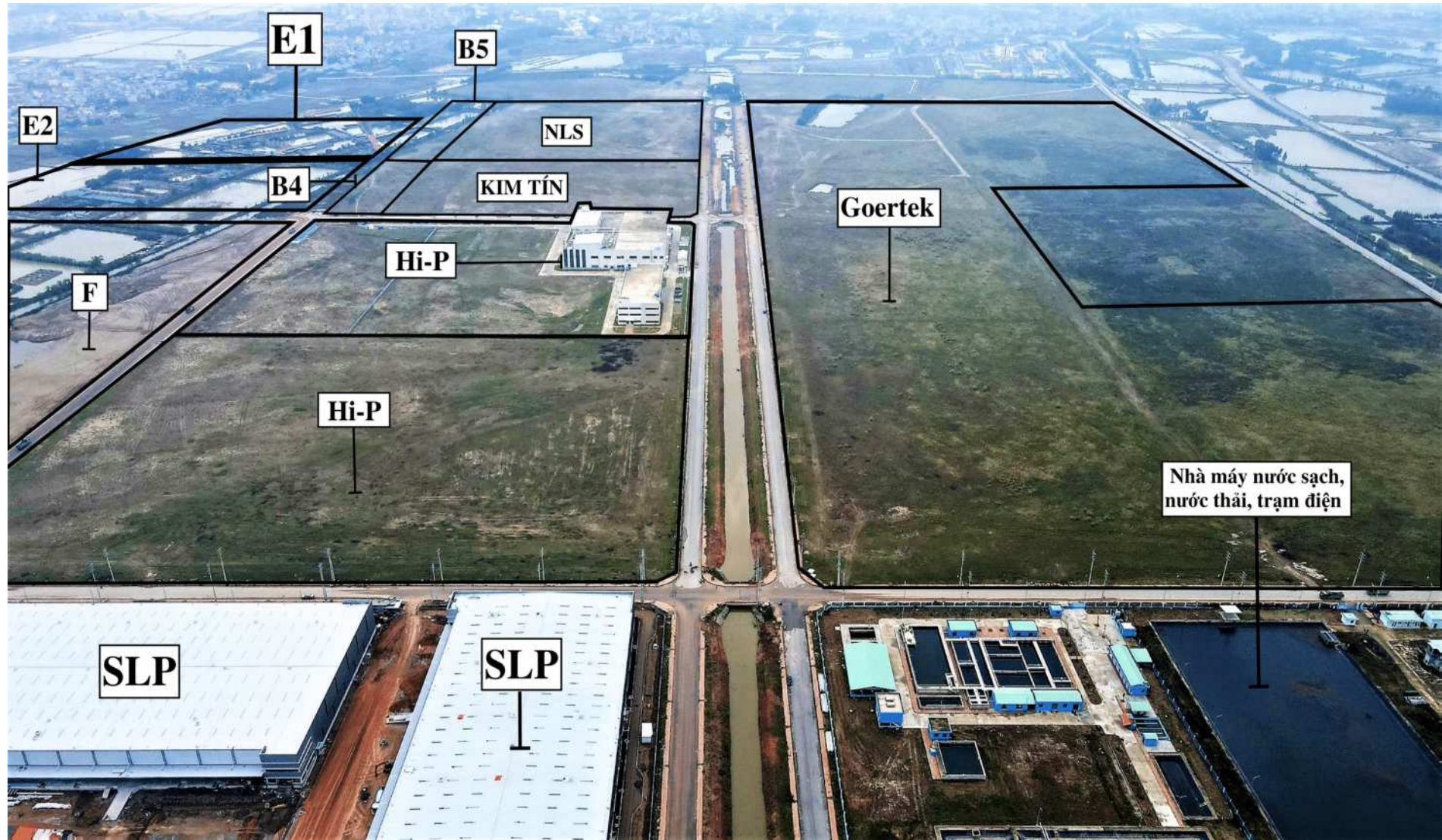
4. NAM SON HAP LINH IP- BAC NINH PROVINCE

• **Location:** Next to highway No.18B, convenience for transportation to Cai Lan deep seaport, Hai Phong Seaport, Noi Bai airport & Vietnam-China border.

- **Total area:** 300 ha.
- **Clear land:** 180 ha
- **50% occupied**



NAM SON HAP LINH IP



- Along with National Highway No.1B to Vietnam – China border gate.
- **Total area:**
- **Phase 1:** 268 ha – 100% occupied
- **Phase 2:** 96.2 ha. – under construction
- **Typical investor:**
Hayakawa, Tabuchi Electric, Maeda Kosen, CEDO, UMW equipment system, YG Tech, Daisen Viet Nam...



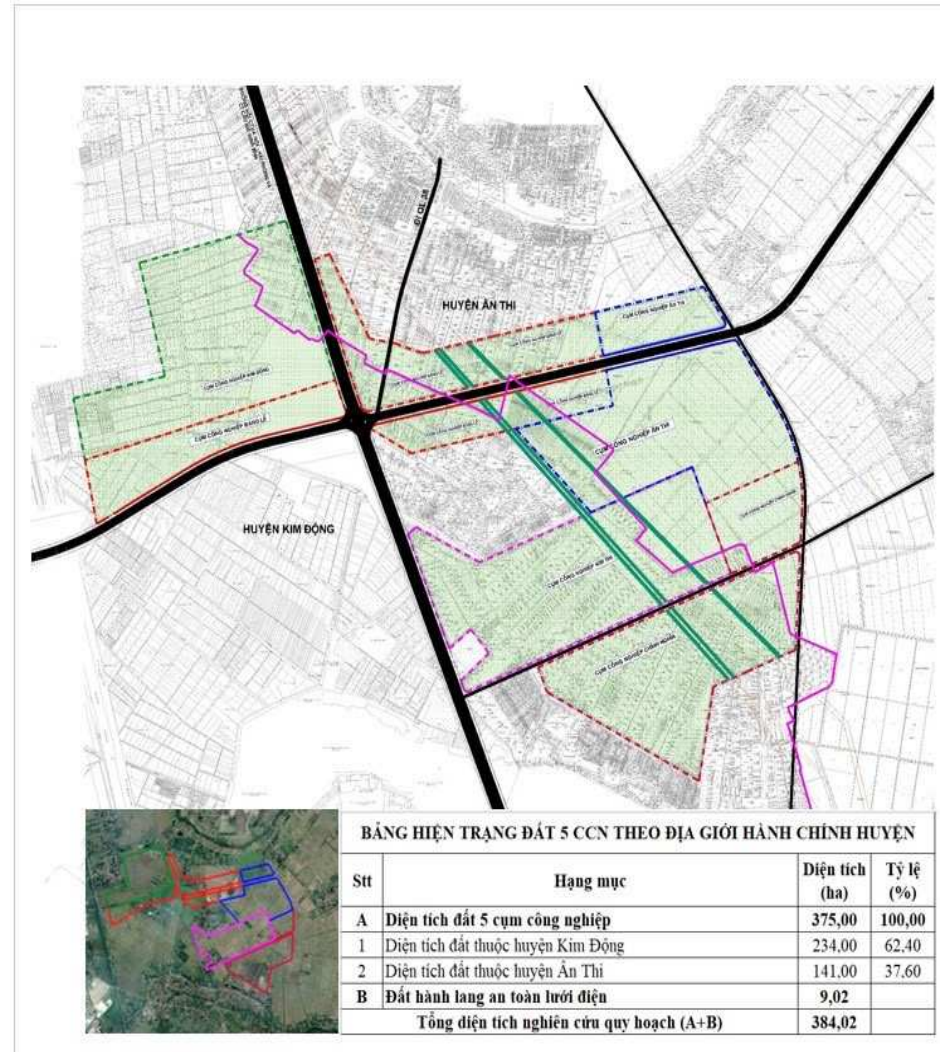
6. KIM DONG AN THI IP – HUNG YEN PROVINCE

* Location:

- Next to Hanoi City

- Connect to Hanoi – Haiphong New Highway (No.5)
connecting Hanoi - Hung Yen - Hai Duong - Hai Phong
(Length:105km ; width: 35m with 6 lanes)

* Total area: 375 ha



7. KIM THANH 2 IP – HAI DUONG PROVINCE

*** Location:**

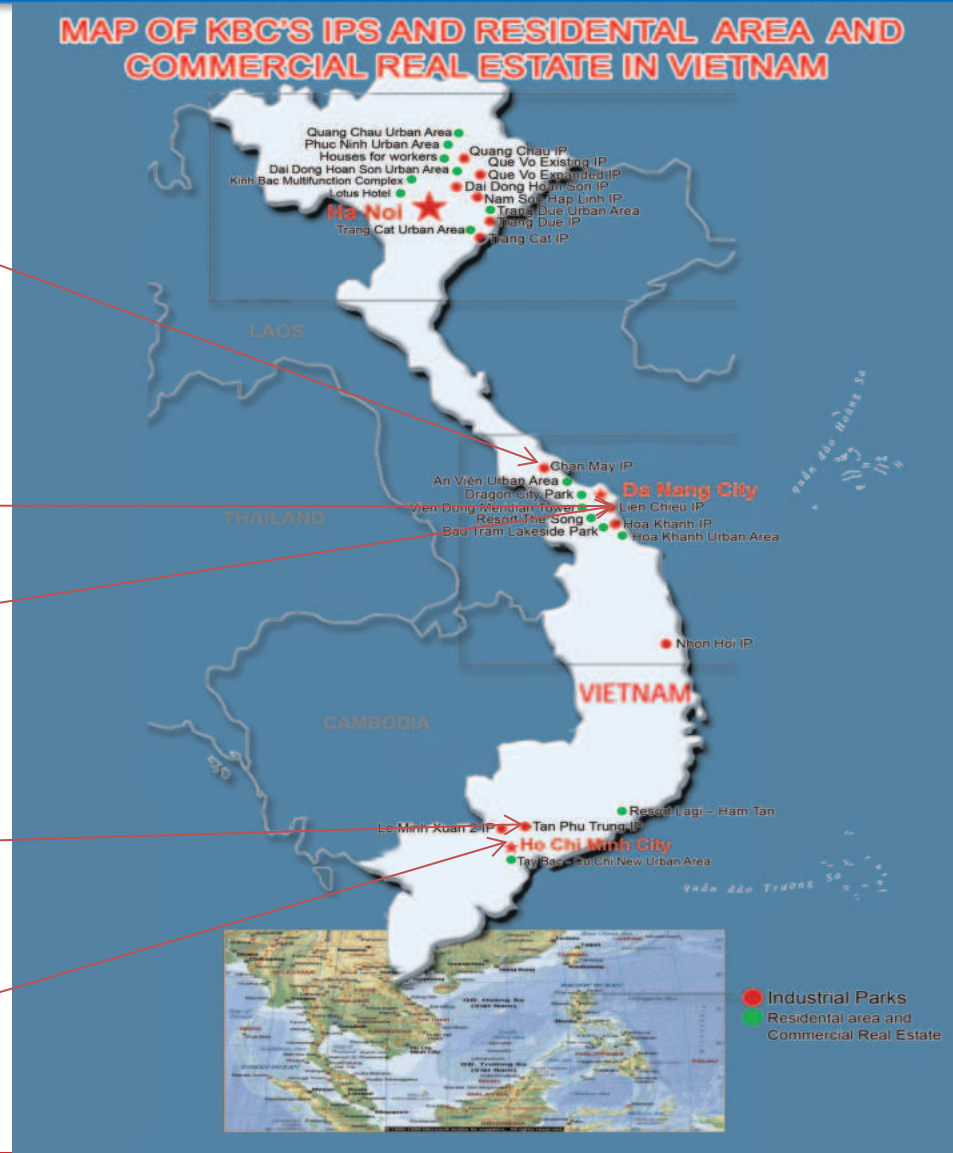
- Next to Hai Phong city's existing IPs
- Dai Duc and Tam Ky Commune, Kim Thanh District, Hai Duong province

*** Total area:** 235 ha (Phase I)



MAP OF INDUSTRIAL PARKS IN THE CENTRAL AND SOUTH OF VIETNAM

MAP OF KBC'S IPS AND RESIDENTIAL AREA AND COMMERCIAL REAL ESTATE IN VIETNAM



8. LIEN CHIEU IP- DA NANG PROVINCE

- **Location:**
 - 15 km from Centre of Da Nang City
 - 15km from Da Nang International airport
 - 25km from Tien Sa Seaport
- **Total area:** 289 ha.
- **Occupancy rate:** 60%



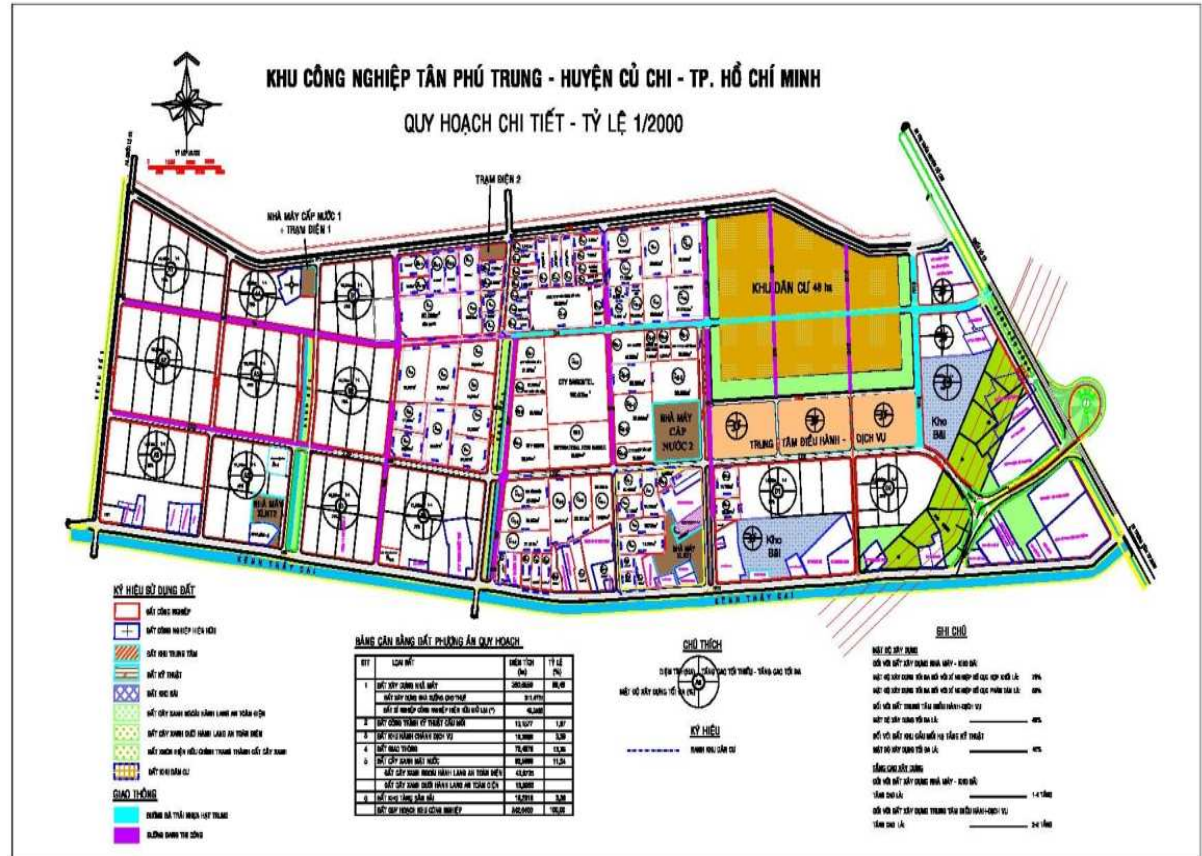
- **Location:**
 - 20km from Centre of Da Nang City: 10km
 - 10km from Da Nang International airport
 - 20km from Tien Sa Seaport

• **Total area:** 132 ha.

• **Occupancy rate:** 100%



- **Location:** next to 22 National Road (trans Asia highway) connecting Moc Bai International Border Gate to 1A National Highway
- 25km from HCMC
- 15km from airport
- 25km from Saigon Port
- 10km from 1A highway
- **Total area:** 542 ha, 74.28% occupied

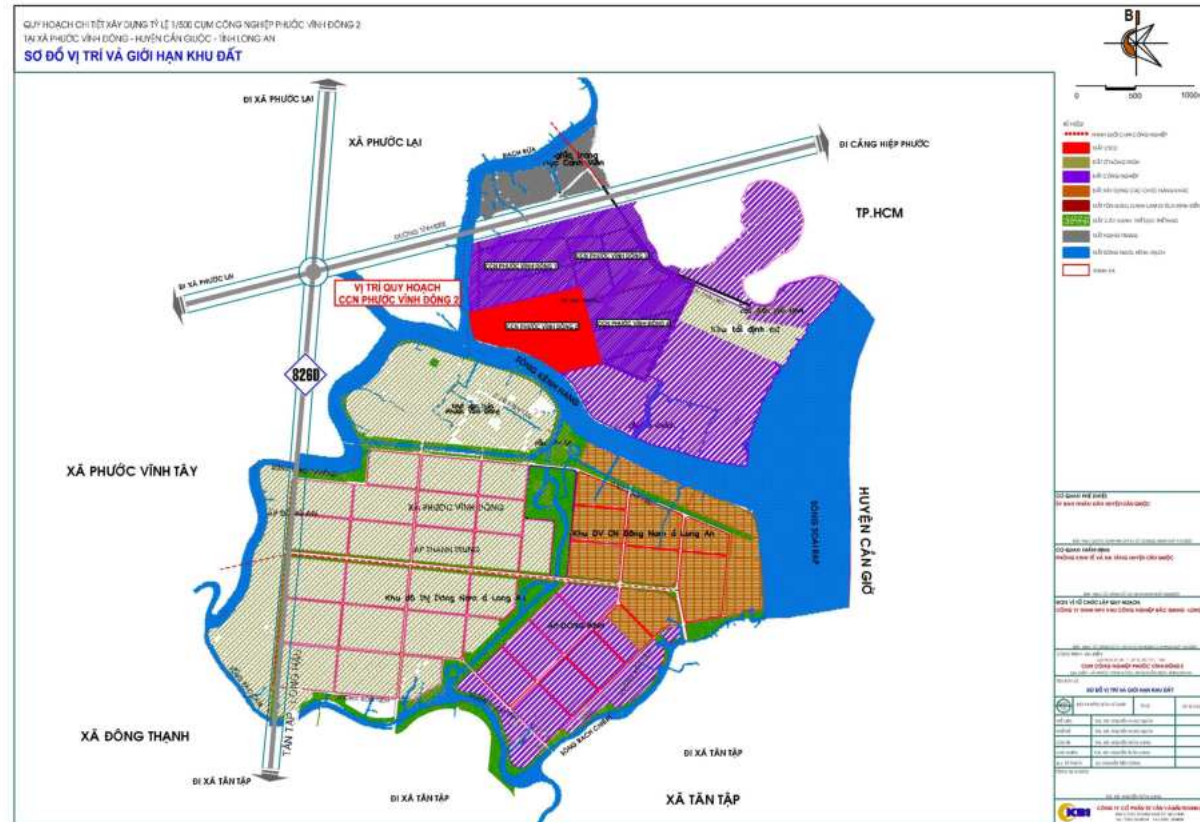




Location: Can Giuoc Commune, Long An Province

- 24km from the center of Ho Chi Minh City
- Nearest seaport: Next to Long An seaport, near Hiep Phuoc container port, about 23km from Sai Gon port and 36km from Cat Lai port by waterway.
- 30km from Tan Son Nhat international airport.
- **Total area: 1,120 ha (Tan Tap IP: 654ha, Loc Giang IP 466 ha).**

- **Location:** Next to Hochiminh city, Phuoc Vinh Dong commune:
- **Total area:** 170 ha (3 ICs).
- Tan Tap IC – 71,2 ha (Tan Tap)
- Phuoc Vinh Dong 2 – 49,1 ha (Bac Giang Long An)
- Phuoc Vinh Dong 4 – 49,8 ha (Tan Phu Trung Long An)



14. NHON HOI A INDUSTRIAL PARK (402HA) – BINH DINH PROVINCE



CHỦ ĐẦU TƯ: CÔNG TY CỔ PHẦN KCN SÀI GÒN - NHƠN HOI
INVESTOR: SAIGON - NHON HOI INDUSTRIAL PARK CORPORATION
SƠ ĐỒ QUY HOẠCH SỬ DỤNG ĐẤT KCN - ĐÔ THỊ NHƠN HOI (KHU A)
MASTER PLAN OF LAND USE AT NHON HOI URBAN INDUSTRIAL PARK (PARK A)



- Nhon Hoi A Industrial Park (402ha), 40% occupied
- Investors: 35
- Total Investment: 250 mil. USD
- Located in Nhon Hoi Economic Zone

INDUSTRIAL PARK PROJECTS UNDER PLANNING

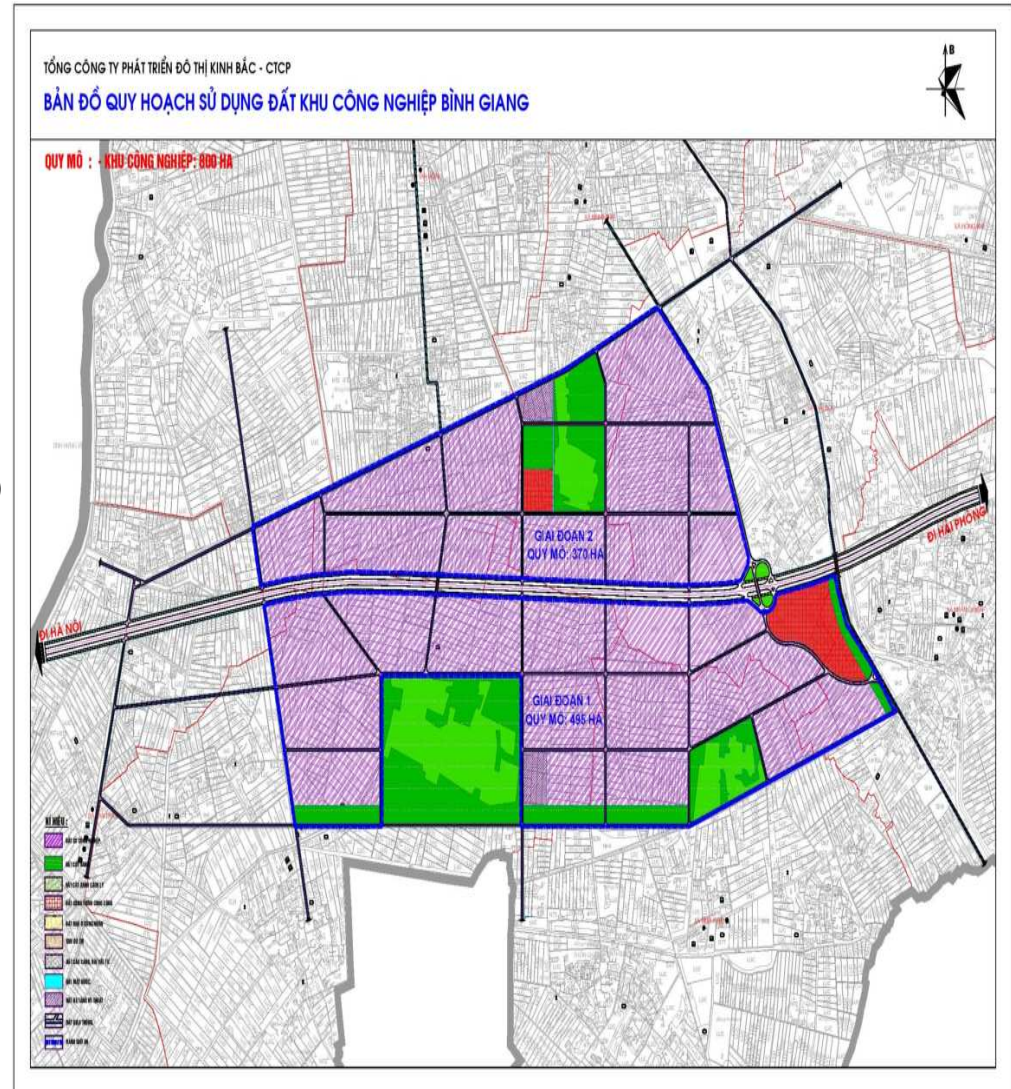
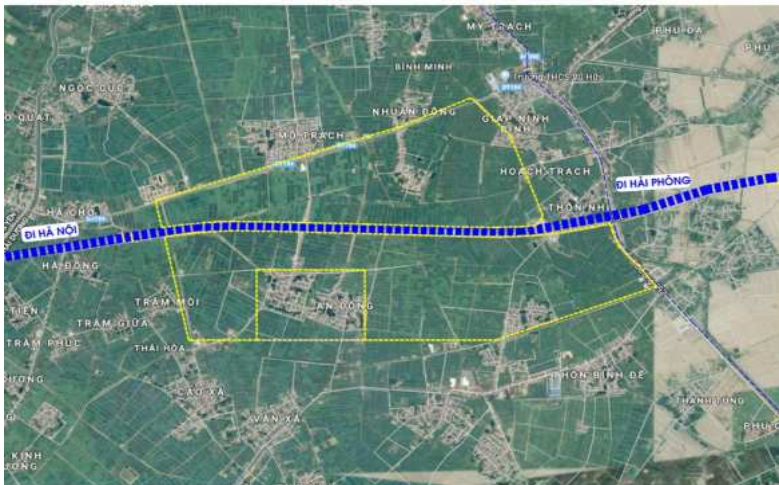
15. BINH GIANG IP – HAI DUONG PROVINCE

*** Location:**

-Next to Hanoi – Haiphong New Highway (No.5) connecting Hanoi - Hung Yen -Hai Duong - Hai Phong (Length:105km ; width: 35m with 6 lanes)

*** Total area:** 860 ha (Phase 1: 495 ha, Phase 2: 365 ha)

KHU CÔNG NGHIỆP BÌNH GIANG 20°51'9.26"Bắc; 106°10'52.68"Đông





- 1 Application for legal entity establishment (IRC, ERC)
- 2 Strong connection with Government Agencies
- 3 Land planning design and construction work
- 4 Application for LURC
- 5 Human resources recruitment

TYPICAL PROPERTY PROJECTS

1. PHUC NINH NEW URBAN AREA



PHUC NINH NEW URBAN AREA

Total area: 114.5ha - Grand complex area Bac Ninh city

Phase 1: 6.3ha (sold out)

Phase 2: 22ha (sold out)

Phase 3: In progress

1. PHUC NINH NEW URBAN AREA



1. PHUC NINH NEW URBAN AREA

6.3 ha Area – Sold in 2017



1. PHUC NINH NEW URBAN AREA 22 ha Area – W.I.P in 2024



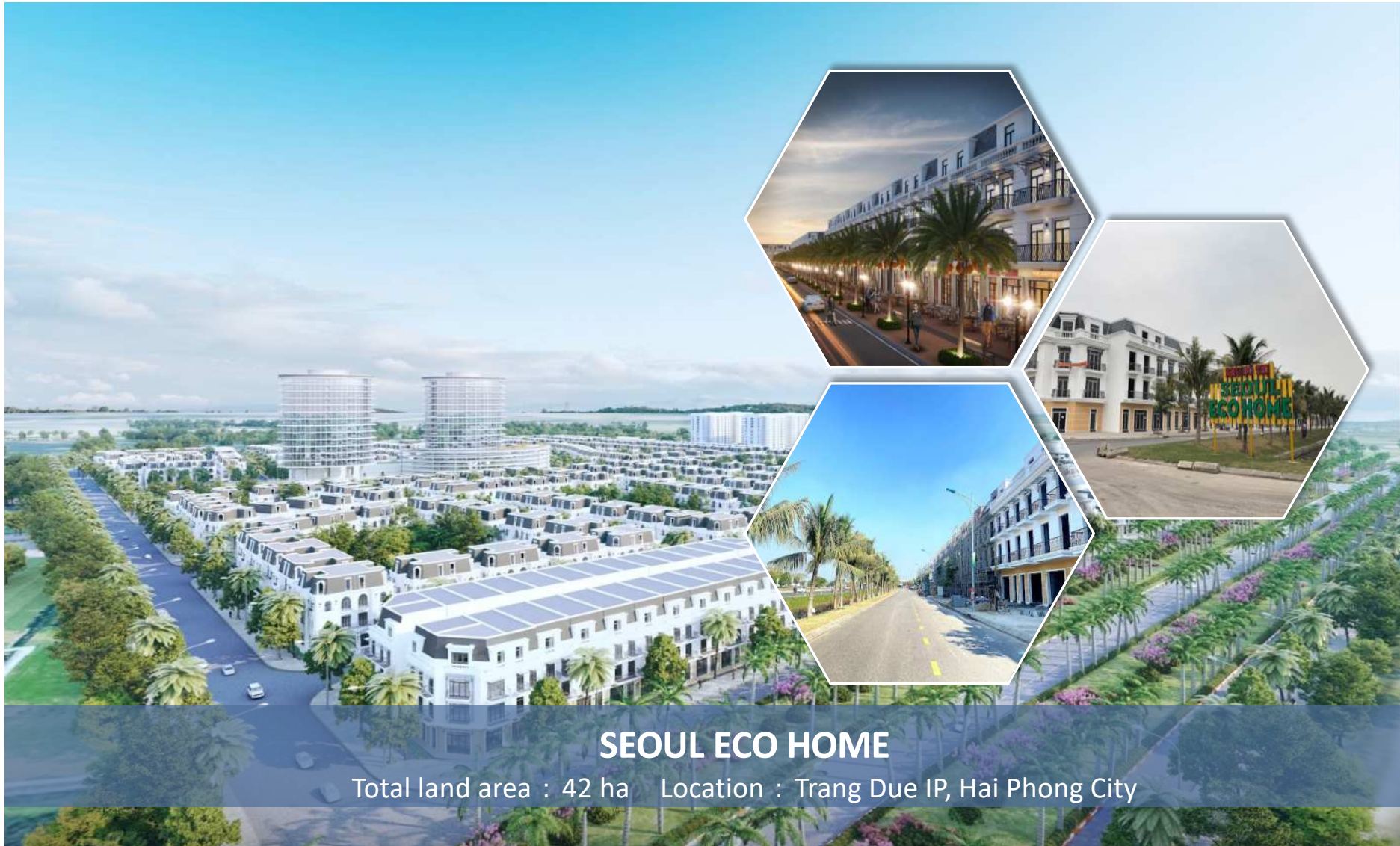
1. PHUC NINH NEW URBAN AREA 22 ha Area – W.I.P in 2024



1. PHUC NINH NEW URBAN AREA 22 ha Area – W.I.P in 2024



2. TRANG DUE URBAN AREA



SEOUL ECO HOME

Total land area : 42 ha Location : Trang Due IP, Hai Phong City

2. TRANG DUE URBAN AREA



3. NEW URBAN AREAS PROJECTS



TAY BAC – CU CHI HOUSES FOR WORKERS

Total land area : 47.7 ha Location: Tan Phu Trung IP, Cu Chi Dist., HCM city

HA NOI CITY MULTI - FUNCTION COMPLEX

Total land area : 20,000 square meter.

Function : Hotel, office building, commercial center...

Location : 10 Km from Hanoi center.





TRANG CAT COMPLEX

Total land area : 584 ha Location: Hai Phong City

THANK YOU !



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