

No.: 09A/2021/QD-HDQT

HCMC, 31st March 2021

RESOLUTION OF THE BOARD OF DIRECTORS

***“Re: Approval on the implementation and documentation of Share Issuance
to pay 2020 dividends to shareholders”***

**THE BOARD OF DIRECTORS
PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 dated 17th June 2020;*
- *The Law on Securities No.54/2019/QH14 dated 6th December 2019;*
- *Decree No. 155/2020/ND-CP detailing the implementation of a number of articles of the Law on Securities;*
- *Resolution No. 01/DHDCD-NQ.2021 dated 27th March 2021 of the General Meeting of Shareholder of Phat Dat Real Estate Development Corporation;*
- *The Charter of Phat Dat Real Estate Development Corporation (“the Company”)*
- *The Minutes of the Board Meeting of the Company*

RESOLVED TO

Article 1: approve the plan of stock issuance to pay dividend following the Resolution No. 01/DHDCD-NQ.2021 dated 27th March 2021 at the Annual General Meeting of Shareholder of Phat Dat Real Estate Development Corporation as follows:

- Name of stock: Shares of Phat Dat Real Estate Development Corporation
- Stock code: PDR
- Type of share: ordinary shares
- Par value: VND 10,000 (In words: ten thousand dong)
- Total number of issued shares: 4355,786,241 shares
- Number of outstanding shares: 4355,786,241 shares
- Number of treasury shares: 0 shares
- Proposed number of shares to be issued: 50,986,990 shares.
- Total issuance value by par value: VND 509,869,900,000 (in words: five hundred nine billion eight hundred sixty-nine million nine hundred thousand dong).
- Dividend Ratio: 11.7% of share capital at the time of the issuance (Shareholders owning 1000 shares shall receive additional 117 shares.)
- Source: accumulated undistributed profit after tax of 2020 and previous years as of 31st December 2020 according to 2020 audited financial statements.
- Proposed timeline of the issuance: the second quarter of 2021; details will be decided by the BOD upon obtaining approval of competent state authorities.
- Handling of odd shares: number of shares issued to shareholders will be rounded down and figures after the point (if any) will be ignored.

[NOTICE: This document is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.]

- Issuance subjects: Existing shareholders at the time of finalizing the right to receive dividend payments
- Transfer restriction: none.

Article 2: approve the documentation of the issuance of shares to the existing shareholders, including:

- Report on the issuance of shares to pay dividends to the existing shareholders,
- Resolutions of the General Meeting of Shareholders approving the issuance of shares to pay dividends,
- Decision of the Board of Directors approving the implementation and documentation of 2020 dividend payment plan pay 2020 dividends to the existing shareholders,
- Audited separate financial statements and consolidated financial statements 2020,
- Other related documents (if any.)

Article 3: The BOD authorizes Mr. Nguyen Van Dat – Chairman of the BOD to implement all related procedures in compliance with the Law on Enterprises, the Company’s Charter, the Law on securities and the securities market:

- Decide the issuance time and implement the issuance of shares to pay dividends upon obtaining approval of the State Securities Commission.
- Upon completing the issuance of shares to the existing shareholders, according to the actual issuance results,
 - Proceed the registration, depository, and listing of the additionally issued shares for dividend payment at the Vietnam Securities Depository and the Hochiminh Stock Exchange.
 - Proceed with the necessary procedures for increasing charter capital and register for changes in business license with the Ho Chi Minh City Department of Planning and Investment;
 - Amend/supplement terms related to charter capital in the Company’s Charter and report to the next General Meeting of Shareholders.
- Decide all the other issues relating to the issuance of shares (including the supplements and amendments to the issuance plan) to pay 2020 dividends to shareholders as required by the competent state authorities.

Article 4: Members of the Board of Directors, the Board of Management, and related entities of Phat Dat Real Estate Development Corporation are responsible to implement this resolution.

The Resolution takes effect on the date of its signing.

**ON BEHALF OF GENERAL MEETING OF SHAREHOLDERS
CHAIRMAN OF THE BOD**

Recipients:

- As stated in Article 4;
- Company archives

NGUYEN VAN DAT