

**INFORMATION DISCLOSURE
THE RESULTS OF PRIVATE BOND PLACEMENT**

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

(Enterprise Registration Certificate No. 0303493756 issued the first time on 13th September 2004 by the HCM City Department of Planning and Investment with the thirtieth amendment registered on 20th April 2021)

To: - HA NOI STOCK EXCHANGE

THE RESULTS OF PRIVATE BOND PLACEMENT

I. INFORMATION ABOUT THE PRIVATE BOND PLACEMENT

1. Information about the Enterprise:

- Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office: 8th – 9th floors, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone: (028) 2226 6868
- Type of business: listed company
- Primary business: real estate.

2. Bond Code: PDRH2123002

3. Conditions and terms of the bonds:

- Volume of bond issuance:
 - Number of bonds issued: 1,500 bonds
 - Par value: VND 100,000,000/bond
 - Total issued value: VND 150,000,000,000 (*in words: one hundred fifty billion dongs*)
- Bond term: 02 (two) years since the issuance date.
- Bond type: Non-convertible bonds, without warrant, secured with collaterals, unsubordinated obligations of the Issuer, and are transferable.
- Form of bond: book entry.
- Nominal interest & interest term: 13%/year, paid once in every 3 months.
- Actual interest: 13%/year

4. Issuing date and maturity date:

- Issuing date: 28th April 2021
- Maturity date: 28th April 2023

5. Purpose of the issuance: Increasing operating capital to finance real estate projects of the Issuer and its Subsidiaries, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City

[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.]

under the Nhon Hoi Economic zone in Binh Dinh province; and financing subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area), HCMC.

6. Method of bond issuance:

- Private placement via Bond Issuing Agents

7. Method for payment of principal and interests:

- Bond interests will be paid per interest terms once in three months, starting from the issuing date to maturity date, and periodically on due dates.
- Unless the Bonds are redeemed before maturity in accordance with the terms and conditions of bonds, the principal will be paid in one lump sum at par value upon maturity.

8. Rights of Bondholders:

- To access adequate information disclosed by the Issuer and bond offering dossiers as requested.
- To receive full and timely payments of bond principal and interests and exercise other associated rights under terms and conditions of bonds and as agreed upon with the Issuer.
- To transfer, give, donate, discount or leave bonds as inheritance or use them as collateral in civil and commercial transactions in accordance with provisions of law.

9. Exercising rights: none

10. Commitment to guarantee:

- ✚ Type of collaterals: Assets of the Third Party according to the regulations on secured transactions.
- ✚ Collaterals: 4,900,000 (four million nine hundred thousand) shares of Phat Dat Real Estate Development Corporation (stock code: PDR). PDR shares are listed on Ho Chi Minh Stock Exchange (HOSE), so the value of PDR shares may vary according to the ticker's trading price on HOSE. The quantity and the value of the collaterals may increase/decrease, depending on agreements of related parties shown on the Bond Documents and/or the actual situations.

11. Redemption of bonds before maturity

- ✚ On the last day of a 6-month period since the issued date, the Issuer shall buy back a maximum of 25% of the Bonds at the Bondholder's request. If the Bondholders request the redemption before maturity, the bondholders must notify the Issuer at least 30 (thirty) days before the due date (the last day of the 6-month period), and the redemption value shall be provided in the Terms and Conditions of the bond.
- ✚ On the last day of a one-year period since the issued date, the Issuer shall redeem partial or all of the Bonds at the Bondholder's request. If the Bondholders request the redemption before maturity, the bondholders must notify the Issuer at least 60 (sixty) days before the proposed redemption date (the last day of the one-year period), and the redemption value shall be provided in the Terms and Conditions of the bond.
- ✚ The Issuer is obligated to redeem the bond before maturity upon any violation as set out by the Terms and Conditions of the Bond which have provisions requiring the Issuer to redeem the bonds.

II. BONDHOLDERS:

1. List of Bondholders

No.	Bondholders	Holding value (billion VND)	Proportion (%)
I	Domestic Investors	150	100.00
1	Institutional investors	150	100.00
2	Individual investors	-	-
II	Foreign investors	-	-
1	Institutional investors	-	-
2	Individual investors	-	-
	Total	150	100.00

2. Composition of Bondholders

No.	Bondholders	Quantity	Proportion (%)
I	Domestic investors	5	100.00
1	Institutional investors	5	100.00
	<i>a) Credit Institutions (according to the Law on credit institutions)</i>	-	-
	<i>b) Securities companies</i>	1	30.00
	<i>c) Securities investment Funds</i>	2	46.67
	<i>d) Insurance Companies</i>	1	3.33
	<i>e) Other Institutions</i>	1	20.00
2	Individual investors	-	-
	<i>Total domestic investors</i>	-	-
II	Foreign Investors	-	-
1	Institutional investors	-	-
	<i>a) Credit Institutions (according to the Law on credit institutions)</i>	-	-
	<i>b) Securities companies</i>	-	-
	<i>c) Securities investment Funds</i>	-	-
	<i>d) Insurance Companies</i>	-	-
	<i>e) Other Institutions</i>	-	-
2	Individual investors	-	-
	<i>Total foreign investors</i>	-	-
	Total	5	100.00

III. RELATED PARTIES

❖ CONSULTANT / ISSUING AGENT / DEPOSITORY REGISTRATION AGENT / BONDHOLDER REPRESENTATIVE

THANH CONG SECURITIES JSC.

- Head Office: 2nd floor, No. 6, Ho Tung Mau Street, Nguyen Thai Binh Ward, District 1, HCMC
- Telephone: (028) 3827 0527
- Fax: (028) 3821 8010
- Email: info@tcsc.vn

❖ GUARANTEE ASSETS MANAGEMENT AGENT

THIEN VIET SECURITIES JSC.

- Head Office: 4th floor, TDL Tower, No. 22 Lang Ha Street, Hanoi, Vietnam
- Telephone: (024) 3248 4820
- Fax: (024) 3248 4821
- Email: hoalh@tvs.vn

Respectfully.

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

Recipients:

- As stated above;
- Company archives

(signed and stamped)

NGUYEN VAN DAT