

RESOLUTION OF THE BOARD OF DIRECTORS

***“Re: Approving the documentation and implementation of Share Issuance
to pay 2020’s first interim dividend to Shareholders”***

THE BOARD OF DIRECTORS

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

Pursuant to:

- *The Law on Enterprises No. 68/2014/QH13 dated 26th 11 2014;*
- *The Law on Securities No.70/2006/QH11 dated 29th June 2006; the Law Amending, Supplementing a number of Articles of Law on Securities No.62/2010/QH12 dated 24th November 2010;*
- *Decree No. 58/2012/ND-CP dated 20th July 2012;*
- *Circular 162/2015/TT-BTC dated 26th October 2015;*
- *The Business Registration Certificated No. 0303493756 issued by the Ho Chi Minh Department of Planning and Investment on 13th September 2004, with supplements and amendment from times to times;*
- *Resolution No. 01/DHDCD-NQ.2020 dated 25th April 2020 of the General Meeting of Shareholders of Phat Dat Real Estate Development Corporation (“the Company”);*
- *The Charter of the Company;*
- *The Minutes of the Board Meeting of the Company.*

RESOLVED

Article 1: To approve to pay the first interim dividend for 2020 in shares.

Article 2: To approve the plan of share issuance and the implementation of the share Issuance Plan to pay 2020 first interim dividend:

- Name of stock: Shares of Phat Dat Real Estate Development Corporation (Stock code: PDR)
- Type of share: ordinary shares
- Par value: VND 10,000 per share
- Total number of issued shares: 370,252,887 shares
- Number of outstanding shares: 370,252,887 shares
- Number of treasury shares: None
- Proposed number of shares to be issued: 25,917,700 shares
- Total issuance value by par value: VND 259,177,000
- Payout Ratio: 7% of share capital at the time of the issuance (Shareholders owning 100 shares shall receive 07 additional shares.)
- Source: accumulated undistributed profit after tax according to the audited financial statements for the first half of 2020.
- Time for implementation: Expectedly in the Third and Fourth Quarters of 2020; details will be decided by the BOD upon obtaining approval from 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.

- Issuance subjects: Existing shareholders of Phat Dat Real Estate Development Corporation on the record date.
- Transfer restriction: none.

Article 3: approve the documentation of the Share issuance to pay interim dividend to existing shareholders, including:

- Report on the Share issuance to pay dividends to the existing shareholders,
- Resolutions of the 2020 Annual General Meeting of Shareholders dated 25th April 2020,
- Decision of the Board of Directors approving the implementation and documentation of 2020 first interim dividend payment plan to the existing shareholders,
- Audited separate and consolidated financial statements for the first half of 2020,
- Other related documents (if any.)

Article 4: 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 issue time and implement the share issuance to pay dividends upon obtaining approval from the State Securities Commission.
- Upon completing the share issuance to the existing shareholders, according to the actual issuance results,
 - To proceed the registration, depository, and listing of the additionally issued shares for dividend payment at the Vietnam Securities Depository and the Hochiminh Stock Exchange.
 - To proceed with the necessary procedures for increasing charter capital and register for changes in the Business Registration Certificate with the Ho Chi Minh City Department of Planning and Investment;
 - To 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 share issuance to pay interim dividends to shareholders as required by the competent state authorities.

Article 5: 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 THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOD**

Recipients:

- As stated in Article 5;
- Company archives

(Signed and sealed)

NGUYEN VAN DAT