

No.: 01/BBH-ĐHĐCĐ.2020

MEETING MINUTES
2020 ANNUAL GENERAL MEETING
PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

Company's name : PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
Headquarter : 422 Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, HCMC.
Business registration certificate No.: 0303493756 issued by HCMC Department of Planning and Investment on 13/09/2004.
Meeting date and Time : from 9:00 AM, April 25th 2020
to 10:40 AM, April 25th 2020.
Venue : 422 Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, HCMC.

I/ PARTICIPANTS:

1. Invited Guests:

1. Representatives from Ernst & Young Vietnam Limited Company (online attending)
2. Representatives from Securities Companies and Financial Consultant Firms.
3. Representatives from Departments/Divisions of Phat Dat Corporation

2. Participants who are Shareholders of the Company.

II/ MEETING'S PROCEDURES

1. Procedures for opening the 2020 Annual General Meeting:

1.1. Report on the results of Shareholders' eligibility examination:

The Head of Shareholders' eligibility Examination Committee reported the results of Shareholders' eligibility examination as follows:

The total number of attending Shareholders was 87 persons, representing 279,962,473 shares, equivalent to 85.44% of voting shares.

Pursuant to the Enterprise Law and the Company's Charter, the 2020 AGM was legal, valid, and eligible to proceed.

1.2. Introduction of the Chair Committee and the Secretary Committee:

– **Members of the Chair Committee:**

- | | |
|------------------------|-------------|
| 1. Mr. Nguyen Van Dat | Chairperson |
| 2. Mrs. Tran Thi Huong | Member |
| 3. Mr. Le Quang Phuc | Member |

– **Members of the Secretary Committee:**

- | | |
|-------------------------|--------|
| 1. Mr. Phan Huy Han | Head |
| 2. Ms. Tran Thi Hoai An | Member |

2. The AGM content:

2.1 The appointment of the Vote Counting Committee and the approval of the AGM's Agenda.

- The AGM appointed the Vote Counting Committee to carry out the checking and counting the Election and Voting results. The Vote Counting Committee includes:

- | | |
|---|--------|
| 1. Mr. Nguyen Thanh Thao | Head |
| 2. Mr. Vo Hoang Tu – Member of Internal Audit Committee | Member |
| 3. Ms. Doan Thi Thanh Giang | Member |

Voting: 100% of attending Shareholders approved the Vote Counting Committee by raising Voting Cards and remote voting via email.

- Shareholders approved the AGM's Agenda.

Voting: 100% of attending Shareholders approved the Vote Counting Committee by raising Voting Cards and remote voting via email.

- Shareholders approved the draft Regulations on Organizing the AGM.

Voting: 100% of attending Shareholders approved the Vote Counting Committee by raising Voting Cards and remote voting via email.

- Chairperson presented the opening speech.

2.2 Presentations of proposals for approval:

- + First: BOD's Report on 2019 operation
- + Second: 2019 Audited Financial Statements and Proposal for the Distribution of 2019 profit after tax.
- + Third: Proposal for 2019 Dividend Payment
- + Fourth: Proposal for 2020 Business Plan
- + Fifth: Proposal for Distribution Plan of Y2020 profit after tax
- + Sixth: Proposal for Amendments to the Company's Charter
- + Seventh: Proposal for the Selection of an independent auditing company for the financial statements of the fiscal year 2020

All the reports and proposals are attached to this Meeting Minutes.

2.3 Voting for approval of the proposals:

- + Organizing Committee disseminated Regulations on Voting for Shareholders to vote for approval on the Regulations.

Voting: 100% of attending Shareholders approved the Vote Counting Committee by raising Voting Cards and remote voting via email.

- + Shareholders casted their votes.

2.4 Election of an additional member of the Board of Directors (BOD) for the office term 2020-2023:

- 2.4.1 Shareholders/Group of Shareholders nominated and self-nominated for the position of BOD member for the office term 2020-2023 as follows:

Nominated Candidate: Mr. **Bui Quang Anh Vu.**

- 2.4.2 Election of an additional member of the BOD for the term 2020-2023:

- a. Organizing Committee disseminated Regulations on Electing an additional member of BOD for Shareholders to vote for approval on the Regulations.

Voting: 100% of attending Shareholders approved the Vote Counting Committee by raising Voting Cards and remote voting via email.

- b. The AGM conducted the election of an additional member of the BOD for the office term 2020 - 2023.

2.5 Discussion, Q&A, and comments:

The Chair Committee listened to the opinions of Shareholders and attentively answered the questions raised by Shareholders. The details as follows:

- ⇒ **Question:** The EverRich 2 and the EverRich 3 have yet finished the transfer. Are the problems due to Phat Dat, the partners, or the State's legal procedures?

Answer: the EverRich 2 and the EverRich 3 have been transferred to the partners; however, the projects have not met the legal requirements for official transfers as regulated bylaws. Phat Dat is implementing the final steps in the legal procedure for transferring the EverRich 3, which the Company has informed the partners. Both the stakeholders have been closely cooperating and making efforts to complete the legal procedures, aiming at the official transfer by the end of 2020.

- ⇒ **Question:** All the revenue generated from the projects in Nhon Hoi is used for repayment of current liabilities. So how much are these projects expected to generate?

Answer: The AGM has authorized the BOD and the BOM to have a full decision on the business plan in order to achieve profit commitments. This is a matter of business confidentiality, so it's not proper for the Company to publicize the cash flow details in this meeting. After the meeting, Shareholders are advised to contact the Company to have an overall understanding of this matter.

- ⇒ **Question:** Revenue and profit of this year will be generated from which sources? Please provide more details on projects generating inflows this year.

Answer: Although the Covid-19 pandemic has tremendously affected our investment activities, we do have adequate preparations to deal with challenges brought by the pandemic. As for the detailed profit and corresponding source, these are sensitive information and listed as business confidentiality, so we ask for your understanding. The Company pledges to achieve the profit target approved by the 2020 AGM.

- ⇒ **Question:** Apart from the existing projects, does Phat Dat have any plans for land acquisition or new projects this year? If so, kindly share more information on the plans.

Answer: The Company has been searching for new projects inside and outside HCMC. Certainly, the Company will acquire new projects and expand landholdings, preparing for the 5-year plan approved by the AGM. As soon as the transfer is eligible, the Company shall make an official announcement. We are trying to carry out the plan and reach the 5-year profit (2019-2023) at VND 11,850 billion.

- ⇒ **Question:** Kindly share more information about BT projects in HCMC and their estimated profit.

Answer: The Company is implementing the legal procedures of the BT projects approved by the State. Presently, the Government has issued a decree guiding the implementing process of BT projects. Therefore, depending on the allocated landholdings as the payment, business strategy, and the market situation at the time of implementation, the Company will measure its profit. As for now, the Company cannot provide the exact profit number of these BT projects.

- ⇒ **Question:** Vincom has introduced an online real estate trading platform. Does Phat Dat have any intentions to do the same?

Answer: Since last year, the Company has implemented the following strategy: alongside the speedy development of property projects outside HCMC, the Company has sought partnership with partners with financial potential, business development capacity, and a wide range of distribution networks across the provinces to sign wholesale agreement. The BOD and the BOM will consider and adopt the proper distribution model with maximum efficiency.

⇒ **Question:** Many foreign investors concern that Chairman Nguyen Van Dat, possessing more than 60% of PDR shares, holds the Chairman and the CEO position simultaneously. Does the Chairman have any plans to divest his shares to attract foreign investment? Or does the Company have any plan to separate the two roles of CEO and BOD's Chairman?

Answer: Mr. Nguyen Van Dat has held 61.16% PDR shares for many years, which does not misdirect the Company's performance away from annual business plans approved by the AGM. The idea that one leader holds the majority shares of the Company is nothing in concern with the transparency and increasing efficiency of the business. If there is a capable partner that wishes to collaborate in the coming time, Mr. Nguyen Van Dat will be willing to reduce his ownership for the sake of the Company's further development.

The 2020 AGM did not approve the proposal for the BOD Chairman cum CEO; therefore, the Company will separate the two roles as regulated in corporate governance of public companies.

⇒ **Question:** As stated in the 2019 financial statements, the cash value is pretty low (VND 646 billion). Meanwhile, the current receivables' value reaches VND 1,705 billion, a relatively big amount, and is projected to rise to VND 2,072 billion in 1Q2020. Kindly elaborate on the details of these receivables and plans to improve these indicators in the next 3 years.

Answer: The high short-term receivables stated in the periodic financial statements are due to the investments into projects that the Company is directly developing or collaborating with partners. The detailed interpretation is included in the financial statements. Each month/quarter, when consolidating the construction volume with contractors/partners or when customers paying for the purchase, the corresponding receivables will decrease. Yet, when the Company implements new project development, there will be other incurred receivables.

⇒ **Question:** In this year and the next 3 years, Does Phat Dat have plans to cooperate with contractors, Coteccons to be specific, to construct new projects? Who are the current contractors of Phat Dat?

Answer: This year, the Company is developing many projects in Binh Duong and Binh Dinh provinces, so the Company will work with partners that satisfy the requisitions of construction capacity and great prestige such as Coteccons, Central, Hoa Binh, and even foreign contractors. Phat Dat will refuse those who are not qualified in terms of competency or the Company's requirements.

⇒ **Question:** The Inventory/Equity ratio increased to 182.9% in 2019 from 167.0% in 2018. Inventories accounted for a large proportion of the total asset in 2019 (58%), mainly due to the EverRich projects in the backlog in recent years. What are the solutions to these problems?

Answer: At present, the company has no inventory. However, in compliance with the law, when a transaction is not eligible for invoicing, its value must be tracked in inventory account.

The inventory values of the EverRich 2 and the EverRich 3 are equivalent to the receivables from Big Gain and Dynamic, for the Company has finished the transfer and hand-over the site to them. Upon completing the legal procedures, as regulated, the Company shall issue invoices, and the liabilities shall be reduced accordingly (the Company has articulated the details in quarterly financial statements). The inventories value increased in 2019 since the Company has invested in developing projects in Nhon Hoi - Binh Dinh and Binh Duong provinces. These projects will generate the majority of revenue and profit for F2020 and F2023.

⇒ **Question:** The Covid-19 pandemic has caused tremendous impacts on the global economy and negative effects on Phat Dat's sales and business. What does Phat Dat envision the real estate market, and what is the plan for the coming time?

Answer: The pandemic affects not only the real estate sector but the global economy as a whole. However, we will take this as a blessing in disguise. The Company will implement projects in Binh

Dinh and Binh Duong provinces - which are considered potential markets, and the Company's products are well-suited to these market demands.

As for fund mobilization, thanks to the great creditworthiness of Mr. Nguyen Van Dat and the Phat Dat brand itself, the Company is capable of raising funds for business operation and project development despite the hindering situation. As planned, the Company has arranged adequate financial sources to finalize all the bonds issued in 2019 this year.

As for bond interest rates, the Company pledges compliance with the laws. The Company will determine a suitable interest rate for each issuance per each project's result.

⇒ **Question:** The Grand View project in Binh Duong has a high absorption rate. What is the plan for the sales of the project? And how does Phat Dat allocate the capital sources?

Answer: Binh Duong is considered a strong market with actual demand, and the demand is still high, especially for some projects near HCMC. In fact, Phat Dat has buyers that deposited VND 100 billion in this project. However, the Company has yet to disclose the selling price.

2.6 Announcement of the voting results:

a) Attendance report on the number of attending Shareholders before and after the voting:

- Total number of Shareholders conducting votes is 86 persons, representing 279,962,456 shares, equivalent to 100% voting rights attending the Meeting.
- According to the counting results, the total number of valid voting ballots is 85 ballots, representing 279,962,446 shares, accounting for 100% of voting rights attending the Meeting.

b) The results of voting for approval of matters presented and discussed in the Meeting as follows:

No.	Content	Approve (%)	Disapprove (%)	Distain (%)
1	Approved the BOD's Report on 2019 operation	100%	0%	0%
2	Approved the 2019 Audited Financial Statements and the Proposal for the Distribution of 2019 profit after tax.	100%	0%	0%
3	Approved 2019 Dividend Payment Plan	100%	0%	0%
4	Approved 2020 Business Plan	100%	0%	0%
5	Approved the Distribution Plan of 2020 profit after tax	100%	0%	0%
6	Approved the Amendments to the Company's Charter	100%	0%	0%
7	Approved the Selection of the independent auditing company for the financial statements of the fiscal year 2020	100%	0%	0%

2.7 The announcement on the results of electing an additional member of the BOD for the office term 2020-2023

The Head of Vote Counting Committee announced the Results of electing a BOD member for the term 2020-2023.

The result of the election as follows:

No.	Full name	Title	Number of voting shares
01	Mr. Bui Quang Anh Vu	Member of the BOD	279,962,456

III/ ENDING THE MEETING

The Meeting Minutes of the 2020 Annual General Meeting of Phat Dat Real Estate Development Corporation are announced and approved by Shareholders representing 100% voting rights attending the Meeting. Based on this Meeting Minutes, the Chairperson shall issue resolutions on matters adopted at the AGM.

The 2020 Annual General Meeting of Shareholders of Phat Dat Real Estate Corporation ended at 10:40 AM on the same day.

SECRETARY COMMITTEE

CHAIRPERSON

(Signed)

(Signed and sealed)

PHAN HUY HAN

NGUYEN VAN DAT

No.: 01/DHDCD-NQ.2020

HCMC, 25th April 2020

RESOLUTION
2020 ANNUAL GENERAL MEETING OF SHAREHOLDERS
PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

- Pursuant to the Law on Enterprise No. 68/2014/QH13 dated 26th November 2014;
- Pursuant to the Charter of Phat Dat Real Estate Development Corporation;
- Pursuant to the Meeting Minutes of 2020 Annual General Meeting of Shareholders (“the AGM”) of Phat Dat Real Estate Development Corporation dated 25th April 2020 at No. 422 Dao Tri Street, Phu Thuan Ward District 7 HCMC.

THE AGM RESOLVES TO

Article 1: Approve the Report of the Board of Directors (BOD) on 2019 operation.

Approving rate: : **100%**

Article 2: Approve the Audited 2019 financial statements and the distribution plan for 2019 profit after tax

2.1 2019 Financial Statements of Phat Dat Real Estate Development Corporation (“the Company”) audited by Ernst & Young Vietnam Limited Company and publicly disclosed by the BOD as regulated.

2.2 2019 business results:

- Net revenue : VND 3,400.1 billion
- Profit before tax : VND 1.105,3 billion
- Profit after tax : VND 874,1 billion

2.3 Distribution Plan of profit after tax of 2019 and by the end of the prior year:

In 2019, the Company paid 4,152,000,000 VND for the BOD's remuneration and operational expenses, equivalent to 0.48% of 2019 profit after tax.

As of 31st December 2019, profit after tax of 2019 and by the end of the prior year is VND 871.3 billion and shall be distributed as follows:

- Allocation for Investment - Development Fund (equivalent to 2% of 2019 PAT) : VND 17,5 billion
- Allocation for Bonus and Welfare Fund (equivalent to 2% of 2019 PAT) : VND 17,5 billion
- Bonus for the BOD (equivalent to 0.5% of 2019 PAT) : VND 4,3 billion
- Dividend payments (equivalent to 93.71% of 2019 PAT) : VND 819,2 billion

Approving rate: : **100%**

Article 3: Approve the 2019 Dividend Payment Plan

3.1 Report on the interim dividend paid for 2019 in cash:

- Dividend Payout Ratio: 12% of face value (01 shares received VND 1,200).
- Dividend Rate: VND 393,189,566,400 (In words: three hundred ninety-three billion one hundred eighty-nine million five hundred sixty-six thousand four hundred dong)
- Form of dividend: cash dividend

- Source: accumulated undistributed profit after tax of 2019 and previous years as of 31st December 2019.
- Payment Date: 8th January 2020; the list of eligible shareholders made on the Record Date: 18th December 2020.

3.2 Dividend payment proposal for 2019:

3.2.1 Plan for issuing shares:

- Name of stock: Shares of Phat Dat Real Estate Development Corporation
- Stock code: PDR
- Type of share: Common share
- Par value: VND 10,000 (In words: ten thousand dong)
- Dividend Ratio: 13% per share; Shareholders owning 100 shares shall receive 13 shares.
- Expected number of shares to be issued: 42,595,536 shares.
- Expected issuing price: 10,000 đồng (In words: ten thousand dong).
- Total issuance value under by par value: VND 425,955,360,000 (in words: four hundred twenty-five billion nine hundred fifty-five million three hundred sixty thousand dong).
- 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 at the time of finalizing the right of receiving dividend payments
- Transfer restriction: none.
- Source: accumulated undistributed profit after tax of 2019 and previous years as of 21st December 2019 according to 2019 audited financial statements.
- Expected issuing date: in the second quarter of 2020, details will be decided by the BOD upon obtaining approval of competent state authorities.

3.2.2 The AGM approves:

2.1 The increased charter capital equivalent to the total issuance value of the actual issuance results as in the aforementioned plan;

2.2 The BOD to decide the following matters and the Chairman to implement all related procedure in compliance with the Enterprise Law, the Company's Charter, and the Law on securities and the securities market:

- Issue shares under the dividend payment plan and additional common shares upon obtaining approval of the State Securities Commission.
- Upon completing the issuance 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 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 under the dividend payment plan required by the competent state authorities.

Approving rate: :

100%

[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.] 8

Article 4: Approve the Business Plan and Targets for 2020

4.1 Business plan and targets for 2020:

a. Targets:

- Revenue from sales of goods and rendering of services (VAT excluded): **VND 3,789 billion**

(The target revenue from sales of goods and rendering of services does not include the revenue recorded from a part or all of the ownership transfer of the EverRich 2 and the remaining revenue of The EverRich 3. Upon satisfying legal requirements for transfer, the recognized revenue shall be deducted when judging the business results by planned.)

- Profit before tax : **VND 1,500 billion**
- Profit after tax : **VND 1,200 billion**

b. Strategic directions in 2020:

- To continue implementing the direction of land acquisition and market expansion across potential markets, from HCMC to emergent cities, especially heading to the central coastal cities.
- To comply with project development criteria that have contributed to the PDR's prestige; to constantly innovate products that best suit the market's demand; to enhance competitiveness and product diversification to meet each locality's needs.
- To flexibly select available capital mobilization channels, which ensures affordability and timeline appropriateness; to promote development speed and product sales to promptly generate revenue and thus improve business efficiency.
- To continue implementing plans and measures to improve equity capacity, maintain financial ratios outperforming competitors within the same segment in the real estate market.
- To implement policies and persuasive investment plans to attract international and domestic investors having project development capacity and healthy financial status; to research and apply the investment – cooperation model in many forms, including project development and bond issuance.
- To establish appropriate and effective marketing and communication strategies to raise brand awareness and Phat Dat brand's power amongst the real estate market.
- To continue refining the organizational structure, enhancing the stability in the Company's foundation and intrinsic strength; establishing the corporate governance modal following current standards, focusing on regulations, functions, and duties of the organization; increasing the operational mechanism between the BOD and the BOM.
- To complete and increase the internal governance platform by standardizing all processes and criteria to boost productivity and performance at work.
- To build a modern and humane working environment and business culture, satisfying all stakeholders' benefits by following transparency and fairness principles.
- To focus on developing high-quality human resources, attracting managers and professionals with high capacity, experience, and expertise to meet the company's speed of project development and business expansion in the coming years.
- To plan, train, and develop the next generation of leaders who possess the right capacity, intellect, and propriety with the Company's culture.

4.2 Authorization for the BOD to:

- a. Review and revise the business targets and strategic directions for 2020 following the changing real estate market and the Company's operations.
- b. Establish committees and subcommittees under the BOD.
- c. Proceed the transfer of a part or all of The EverRich 2 and The EverRich 3 with the transfer values suitable to the market conditions and actual status of the projects, guaranteeing the transfer prices will not affect the profit before tax set for 2020 and approved by the AGM 2020.

- d. Pledge/mortgage assets and property rights related to The EverRich 2 and The EverRich 3 when these assets and property rights are eligible for statutory collateral/pledge, to fulfill credit obligations for companies ("Investors") that have signed Cooperation Agreement in investing in The EverRich 2 and The EverRich 3 with Phat Dat Company and/or Capital Contributors of credit institution Investors.
- e. Decide the transfer of projects or sale of assets of the Company or subsidiaries under the competence of the AGM (both current projects/assets and new projects/assets in 2020) with the value of each transaction at thirty-five percent (35%) or more of the total value of assets recorded in the Company's latest audited financial statements, guaranteeing the transfer prices will not affect the profit before tax set for 2020 and approved by the AGM 2020.
- f. Decide the transaction under the competence of the AGM to transfer shares of other companies owned by the Company with the value of each transaction at thirty-five percent (35%) or more of the total value of assets recorded in the Company's latest audited financial statements; carry out the share transfer procedures as regulated by laws.
- g. Decide transaction of projects or sale of assets of the Company or subsidiaries with parties mentioned in Clause 1 Article 1162 of the Law on Enterprises and in compliance with the Company's Charter, with the value of each transaction at thirty-five percent (35%) or more of the total value of assets recorded in the Company's latest audited financial statements; ensure the value of the transaction is not lower than the product cost and will not affect the profit before tax set for 2020 and approved by the AGM 2020.
- h. Decide investment plan and acquisition of projects, assets, companies (including buying the majority stake to own other companies), and transaction with parties mentioned in Clause 1 Article 1162 of the Law on Enterprises under the competence of the AGM, with the value of each transaction at thirty-five percent (35%) or more of the total value of assets recorded in the Company's latest audited financial statements.
- i. Decide to take out loans from credit institutions and raise capital from other sources, including issuances of bonds convertible into shares, bonds convertible into project investing capital, and non-convertible bonds, to invest in projects.
- j. Decide all matters related to taking out loans and raising capital mentioned in Clause 9, including the use of assets/projects owned by the Company to mortgage/pledge to organization/individual involved in taking out loans and raising capital of the Company, and have absolute discretion as to the disposal of the mortgaged/pledged assets/projects to fulfill the credit obligations as terms and conditions committed to partners.

4.3 The AGM approves:

- a. The BOD may authorize the Chairman and the Company's legal representatives to perform necessary tasks within the scope of the aforementioned authorization.
- b. Authorization to the Chairman and the Company's legal representatives to sign and decide on the authorization content and sign the paper/document/agreement related to the aforementioned authorization from the AGM and the BOD.

Approving rate: _____ : **100%**

Article 5: approve the 2020 Profit Distribution Plan and the Board Remuneration in 2020

5.1 1. Distribution plan for 2020 profit after tax (PAT):

- a. Target profit before tax: _____ : VND 1,500 billion
- b. Target profit after tax _____ : VND 1,200 billion
- c. Distribution plan 2020 profit after tax _____ :
 - ⌘ Allocation for Investment - Development Fund: a maximum of 03% of 2020 PAT
 - ⌘ Allocation for Bonus and Welfare Fund _____ : a maximum of 03% of 2020 PAT
 - ⌘ Dividend payment _____ : a minimum of 92% of 2020 PAT
- d. Authorize the BOD to consider and decide:
 - Dividend payout ratio in cash or in shares
 - Dates of interim dividend (if any) and final

- Proceed with the procedures related to dividend payments to shareholders as regulated by Laws and the Company's Charter.

5.2 1. Board Remuneration and Bonus Plan:

- Remuneration and bonus for the BOD are limited to a maximum of 1.5% of 2020 PAT. (the remuneration includes the operational expenses of the committees and subcommittees assigned by the BOD).
- Bonus for the BOD when the Company achieves the Business Plan and Targets for 2020: 0.5% of 2020 PAT.
- Authorize the BOD to distribute the remuneration and bonus (if any) to the Board Members and decide the operational expenses for the committees and subcommittees assigned by the BOD.

Approving rate : **100%**

Article 6: Approve the Amendments to the Charter:

6.1 Amendment to Clause 3 Article 2 of the Company's Charter:

- The current Registered Office: No. 422 Dao Tri Street, Quarter 1, Phu Thuan Ward, District 7, Ho Chi Minh City, Vietnam
- The new Registered Office: 8th & 9th floors, Tower B, Viettel Complex Building, No. 285 Cach Mang Thang Tam Street, Ward 12, District 10, Ho Chi Minh City, Vietnam.

6.2 Amendment to Clause 1 Article 3 of the Company's Charter:

"The Company has two (02) legal representatives who are the Chairman of the Board of Directors and the CEO".

6.3 Amendment to Clause 1 Article 30 of the Company's Charter:

"The Board of Directors has nine (09) members. Members of the Board of Directors are not necessarily shareholders of the Company. The term of office of a member of the Board of Directors shall not exceed five (5) years, and members of the Board of Directors may be re-elected without restriction on the number of office term. The term of office of additional members or replacing members shall be approved by the Annual Meeting of Shareholders"

6.4 Authorization to the Chairman of the BOD to consider and decide all necessary procedures to complete the moving to the new Head Office's address as stated above and the application for the change in the Company's legal representatives, amendments to the Company's Charter, business license update, and information disclosure in accordance with the law.

Approving rate: : **100%**

Article 7: Approve the Selection of an independent auditing company to audit the financial statements for the fiscal year 2020

7.1 Selecting Ernst & Young Vietnam Limited Company, which is a prestigious international auditing firm that meets all the aforementioned criteria and has audited Company's financial statements from 2009 to 2019, as the independent auditing company.

7.2 Authorizing the Chairman of the BOD to negotiate audit fee and sign the Agreement with the independent auditing company.

Approving rate: : **100%**

Article 8: Approve the result of the Election of an additional member of the Board of Directors for the office term of 2020-2023 as follows:

No.	Full name	No. of votes	Title
01	Mr. Bui Quang Anh Vu	279,962,456	Member of the BOD

Article 9: This Resolution was duly approved by the General Meeting of Shareholders as aforementioned. The GMS authorizes the BOD to conduct the implementation of this Resolution in accordance with the regulations of the laws and the Company's Charter.

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The Resolution takes effect from 25th April 2020.

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

(Signed and sealed)

NGUYEN VAN DAT