

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

### **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**

*(Enterprise Registration Certificate No. 0303493756 issued the first time on 13<sup>th</sup> September 2004 by the HCM City Department of Planning and Investment with the 32<sup>nd</sup> amendment registered on 6<sup>th</sup> December 2021)*

To: – **HA NOI STOCK EXCHANGE**

## **INFORMATION ABOUT THE RESULT OF PRIVATE BOND PLACEMENT**

### **I. INFORMATION ABOUT THE PRIVATE BOND PLACEMENT RESULTS**

#### **1. The Enterprise Information:**

- 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 activities: real estate, etc.

#### **2. Bond code: PDRH2123007**

#### **3. Conditions and terms of the Bonds:**

- Volume of Bonds issued:
  - Number of Bonds issued: 4,750 Bonds
  - Par value: VND 100,000,000 per Bond
  - Total issued value: VND 475,000,000,000 (*Four hundred and seventy-five billion VND*)
- Bond term: 02 (two) years since the Issue Date
- Bond type: Bonds are non-convertible, without warrant, secured with collaterals, unsubordinated obligations of the Issuer, and are freely transferable.
- Form of Bond: Book entry
- Nominal interest rate & interest term: 12%/year, paid once in every 3 months
- Actual interest rate: 12%/year

#### **4. Issue date and maturity date**

- Issue date: 2<sup>nd</sup> December 2021
- Maturity date: 2<sup>nd</sup> December 2023

- 5. Purpose of the issuance:** To increase operating capital to finance real estate projects of the Issuer and Subsidiaries, specifically to finance the Projects Zone 4, Zone 2, and Zone 9 of Nhon Hoi

Ecotourism City in Nhon Hoi Economic Zone, Binh Dinh Province and finance 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) in HCMC.

**6. Method of issuance:**

- Method of issuance: Private placement via Bond Issuing Agents

**7. Method of principal and interest payments:**

- Bond interests will be paid per interest term once in three months, starting from the issue date to maturity date, and periodically on Due Dates.
- Unless the Bonds are redeemed before maturity in accordance with the Bonds' Terms and Conditions, the principal shall be paid in one lump sum at par value on the Maturity Date

**8. Rights of Bondholders:**

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

**9. Method of exercising rights:** none

**10. Commitment to guarantee:**

- Type of collaterals: all bonds are secured with assets of Third Party according to the regulations on secured transactions.
- Collaterals: 13,700,000 (Thirteen million, seven hundred thousand) ordinary shares of Phat Dat Real Estate Development Corporation (Stock code: PDR), which are fully paid and listed, in circulation, freely transferable, and not bound by any Restrictions and other collaterals. PDR shares are listed on Ho Chi Minh Stock Exchange (HOSE), so the value of PDR shares may vary according to the PDR ticker's trading price on HOSE. The quantity and the value of the collaterals may increase/decrease, depending on the 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 twelve-month period since the issue date, the Issuer shall buy back at least 30% but not more than 50% of the number of Bonds owned each Bondholder at the Bondholder's request. If Bondholders request the redemption before maturity, such bondholders must notify the Issuer at least 30 (thirty) days before the proposed redemption date (the last day of the twelve-month period), and the redemption value shall be provided in the Terms and Conditions of the Bonds.
- On the last day of an eighteen-month period since the issue date, the Issuer shall buy back at least 30% but not more than 50% of the number of Bonds owned each Bondholder at the Bondholder's request. If Bondholders request the redemption before maturity, such bondholders must notify the Issuer at least 30 (thirty) days before the proposed redemption date (the last day of the eighteen-month period), and the redemption value shall be provided in the Terms and Conditions of the Bonds.

- The Issuer shall redeem the Bonds before maturity in other cases as specified in the Bond Terms and Conditions

## **II. INVESTORS OF THE BONDS:**

### **1. List of Investors**

<b>No.</b>	<b>Investors of the Bonds</b>	<b>Holding value (billion VND)</b>	<b>Proportion (%)</b>
<b>I</b>	<b>Domestic Investors</b>	<b>413</b>	<b>86.95</b>
1	Institutional Investors	413	86.95
2	Individual Investors	-	-
<b>II</b>	<b>Foreign Investors</b>	<b>62</b>	<b>13.05</b>
1	Institutional Investors	62	13.05
2	Individual Investors	-	-
	<b>Total</b>	<b>475</b>	<b>100</b>

### **2. Composition of Investors**

<b>No.</b>	<b>Investors of the Bonds</b>	<b>Quantity</b>	<b>Proportion (%)</b>
<b>I</b>	<b>Domestic Investors</b>	<b>8</b>	<b>86.95</b>
1	Institutional Investors	8	86.95
	<i>a) Credit Institutions (according to the Law on credit institutions)</i>	-	-
	<i>b) Securities companies</i>	1	6.32
	<i>c) Securities investment funds</i>	5	18.95
	<i>d) Insurance companies</i>	2	61.68
	<i>e) Other institutions</i>	-	-
2	Individual Investors	-	-
	<i>Total Domestic Investors</i>	-	-
<b>II</b>	<b>Foreign Investors</b>	<b>1</b>	<b>13.05</b>
1	Institutional Investors	1	13.05
	<i>Credit Institutions (according to the Law on credit institutions)</i>	-	-
	<i>Securities companies</i>	-	-
	<i>Securities investment funds</i>	1	13.05
	<i>Insurance companies</i>	-	-
	<i>Other institutions</i>	-	-
2	Individual Investors	-	-
	<i>Total Domestic Investors</i>	-	-
	<b>Total</b>	<b>9</b>	<b>100</b>

### **III. RELATED PARTIES**

#### **❖ CONSULTANTS, ISSUING AGENTS, BONDHOLDER REPRESENTATIVES, DEPOSITORY INSTITUTION**

##### **THANH CONG SECURITIES JOINT STOCK COMPANY**

- Head office : 2<sup>nd</sup> floor, No. 6, Ho Tung Mau Street, Nguyen Thai Binh Ward, District 1, Ho Chi Minh City.
- Telephone : (028) 3827 0527
- Fax : (028) 3821 8010

#### **❖ COLLATERAL MANAGEMENT AGENTS**

##### **HO CHI MINH CITY SECURITIES CORPORATION**

- Registered address : 5th & 6th Floors, AB Tower, 76 Le Lai Street, District 1, HCMC
- Telephone : (028) 3823 3299
- Fax : (028) 3823 3301

Respectfully.

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

*(Signed and sealed)*

**NGUYEN VAN DAT**

#### **Recipients:**

- *As stated above*
- *Company archives*