

## **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: PDRH2123008**

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

- Volume of Bonds issued:
  - Number of Bonds issued: 30,000 Bonds
  - Par value: VND 10,000,000 per Bond
  - Total issued value: VND 300,000,000,000 (*Three hundred 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 12 months
- Actual interest rate: 12%/year

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

- Issue date: 8<sup>th</sup> December 2021
- Maturity date: 8<sup>th</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 twelve months, starting from the Issue Date to the Maturity Date, and periodically on Due Dates.
- Unless the Bonds are redeemed before maturity in accordance with the Bonds’ Terms and Conditions and relevant Bonds’ Documents, 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: 6,400,000 (*Six million and four 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**

- Except for the forced redemption before maturity due to the Issuer’s violations according to the terms and conditions of the Bonds, Bonds shall be due in one lump sum on the Maturity Date.

**II. INVESTORS OF THE BONDS:**

**1. List of Investors**

No.	Investors of the Bonds	Holding value (billion VND)	Proportion (%)
<b>I</b>	<b>Domestic Investors</b>	<b>300</b>	<b>100</b>
1	Institutional Investors	300	100

No.	Investors of the Bonds	Holding value (billion VND)	Proportion (%)
2	Individual Investors	-	-
<b>II</b>	<b>Foreign Investors</b>	-	-
1	Institutional Investors	-	-
2	Individual Investors	-	-
	<b>Total</b>	<b>300</b>	<b>100</b>

## 2. Composition of Investors

No.	Investors of the Bonds	Quantity	Proportion (%)
<b>I</b>	<b>Domestic Investors</b>	<b>1</b>	<b>100</b>
1	Institutional Investors	1	100
	<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 Domestic Investors</i>	-	-
<b>II</b>	<b>Foreign Investors</b>	-	-
1	Institutional Investors	-	-
	<i>Credit Institutions (according to the Law on credit institutions)</i>	-	-
	<i>Securities companies</i>	-	-
	<i>Securities investment funds</i>	-	-
	<i>Insurance companies</i>	-	-
	<i>Other institutions</i>	-	-
2	Individual Investors	-	-
	<i>Total Domestic Investors</i>	-	-
	<b>Total</b>	<b>1</b>	<b>100</b>

## III. RELATED PARTIES

### ❖ CONSULTANTS, ISSUING AGENTS, COLLATERAL MANAGEMENT AGENTS, PAYING AGENTS, BONDHOLDER REPRESENTATIVES, DEPOSITORY INSTITUTION

#### VIET CAPITAL SECURITIES JOINT STOCK COMPANY

- Head office : 15<sup>th</sup> Floor, Bitexco Financial Tower, No. 2, Hai Trieu Street, District 1, Ho Chi Minh City.

- Telephone : (028) 3914 3588
- Fax : (028) 3914 4531

Respectfully.

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

Recipients:

- *As stated above* *(Signed and sealed)*
- *Company archives*

**NGUYEN VAN DAT**