

INFORMATION DISCLOSURE OF PRIVATE BOND PLACEMENT RESULTS

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 32nd amendment registered on 6th December 2021)

To: – **HA NOI STOCK EXCHANGE**

INFORMATION ABOUT THE RESULTS 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: PDRH2123009

3. Conditions and terms of the Bonds:

- Volume of Bonds issued:
 - Number of Bonds issued: 1,500 Bonds
 - Par value: VND 100,000,000 per Bond
 - Total issued value: VND 150,000,000,000 (*One hundred and fifty 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: 16th December 2021
- Maturity date: 16th December 2023

5. Purpose of the issuance: To finance real estate projects of the Issuer's Subsidiaries, specifically to 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 Issuing Agents

7. Method of principal and interest payments:

– Bond interests will be paid per interest term once in 03 (three) months, starting from the Issue Date to the Maturity Date.

– 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: 4,250,000 (*Four million two hundred and fifty 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 six-month period since the Issue Date, the Issuer shall commit to redeem not more than 30% of the number of Bonds owned by 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 six-month period), and the redemption price shall be provided in the Terms and Conditions of the Bonds.

– On the last day of a twelve-month period since the Issue Date, the Issuer shall commit to redeem a part or all Bonds owned by each Bondholder at the Bondholder's request. If Bondholders request the redemption before maturity, such Bondholders must notify the Issuer at least 60 (sixty) days before the proposed redemption date (the last day of the twelve-month period), and the redemption price 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

No.	Investors of the Bonds	Holding value (billion VND)	Proportion (%)
I	Domestic Investors	150	100
1	Institutional Investors	150	100
2	Individual Investors	-	-
II	Foreign Investors	-	-
1	Institutional Investors	-	-
2	Individual Investors	-	-
	Total	150	100

2. Composition of Investors

No.	Investors of the Bonds	Quantity	Proportion (%)
I	Domestic Investors	2	100
1	Institutional Investors	2	100
	<i>a) Credit Institutions (according to the Law on credit institutions)</i>	-	-
	<i>b) Securities companies</i>	-	-
	<i>c) Securities investment funds</i>	1	50%
	<i>d) Insurance companies</i>	-	-
	<i>e) Other institutions</i>	1	50%
2	Individual Investors	-	-
	<i>Total Domestic Investors</i>	-	-
II	Foreign Investors	-	-
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>	-	-
	Total	2	100

III. RELATED PARTIES

❖ CONSULTING FIRM, ISSUING AGENT, BONDHOLDER REPRESENTATIVE

VIET CAPITAL SECURITIES JOINT STOCK COMPANY

- Head office : 15th Floor, Bitexco Financial Tower, No. 2, Hai Trieu Street, District 1, Ho Chi Minh City.
- Telephone : (028) 3914 3588
- Fax : (028) 3914 4531

❖ COLLATERAL MANAGEMENT AGENT, REGISTRAR AND TRANSFER AGENT SSI SECURITIES CORPORATION – HANOI BRANCH

- Head office : No. 1C, Ngo Quyen Street, Ly Thai To Ward, Hoan Kiem District, Hanoi
- Telephone : (028) 3936 6321
- Fax : (028) 3936 6311

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