

No.: 01/BC-QT

HCMC, 24<sup>th</sup> January 2022

## **REPORT ON CORPORATE GOVERNANCE (2021)**

**To:** - THE STATE SECURITIES COMMISSION,  
- HO CHI MINH STOCK EXCHANGE,

- Organization name : **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office : F8&F9, Tower B, Viettel Complex Building, No. 285, Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone : (028) 2226 6868 Fax: (028) 2226 8686 Email: [info@phatdat.com.vn](mailto:info@phatdat.com.vn)
- Charter capital : 4,927,719,160,000 VND
- Stock code : PDR
- CG model : The General Meeting of Shareholders, the Board of Directors, the Board of Management, and the Audit Committee under the Board of Directors.
- Internal auditing has been carried out.

### **I. Activities of the General Meeting of Shareholders**

Information on meetings and resolutions/decisions of the General Meeting of Shareholders (including the resolutions of the General Meeting of Shareholders adopted in the form of written comments):

No.	Resolution/Decision No.	Date	Content
01	01/DHDCDBT-NQ.2021	30 <sup>th</sup> March 2019	Resolution of the extraordinary meeting of the General Meeting of Shareholders (by way of collecting Shareholders' written opinion.)
02	01/DHDCD-NQ.2021	27 <sup>th</sup> March 2021	Resolution of the General Meeting of Shareholders at the 2021 annual meeting

### **II. The Board of Directors (2021)**

#### **1. Information about the members of the Board of Directors (BOD):**

No.	Name	Position	Date of becoming/no longer a BOD member	
			Date of appointment	Date of dismissal
01	Mr. Nguyen Van Dat	Chairman	30 <sup>th</sup> March 2018	
02	Ms. Tran Thi Huong	Vice Chairwoman	30 <sup>th</sup> March 2018	
03	Mr. Nguyen Tan Danh	Vice Chairman	30 <sup>th</sup> March 2018	
04	Mr. Le Quang Phuc	Member	30 <sup>th</sup> March 2018	
05	Mr. Doan Viet Dai Tu	Non-Executive Member	30 <sup>th</sup> March 2018	

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No.	Name	Position	Date of becoming/no longer a BOD member	
			Date of appointment	Date of dismissal
06	Mr. Khuong Van Muoi	Independent Member	30 <sup>th</sup> March 2018	
07	Mr. Tran Trong Gia Vinh	Independent Member	30 <sup>th</sup> March 2018	
08	Mr. Le Minh Dung	Independent Member	30 <sup>th</sup> March 2019	
09	Mr. Bui Quang Anh Vu	Member cum CEO	25 <sup>th</sup> April 2020	

## 2. Meetings of the BOD

No.	Name	Number of attendance	Percentage	Reason for absence
01	Mr. Nguyen Van Dat	40/40	100%	
02	Ms. Tran Thi Huong	40/40	100%	
03	Mr. Nguyen Tan Danh	37/40	92.5%	Business trip abroad
04	Mr. Le Quang Phuc	40/40	100%	
05	Mr. Doan Viet Dai Tu	39/40	97.5%	Business trip abroad
06	Mr. Khuong Van Muoi	40/40	100%	
07	Mr. Tran Trong Gia Vinh	40/40	100%	
08	Mr. Le Minh Dung	40/40	100%	
09	Mr. Bui Quang Anh Vu	40/40	100%	

## 3. Supervision by the BOD over the Board of Management

Over the past year, the Board of Directors regularly and closely monitored the operation of the company and the performance of the Board of Management. The BOD participated in discussions with the Board of Management on important issues in the operation and business plans of the Company. Specifically:

- 3.1. Complying with current legal provisions on corporate governance and fully disclosing information on business operations to shareholders, regulators, and related parties in a transparent, accurate, and timely manner;
- 3.2. The BOD properly conducted the supervision on the management and execution of the Board of Management, ensuring the Company's activities remain stable, secure, and compliant with the laws;
- 3.3. Examining and approving 2021 business plan;
- 3.4. Periodically monitoring and evaluating the implementation of the 2021 business plan;
- 3.5. Convening and preparing for the extraordinary meeting of the GMS in January 2021 by way of collecting Shareholders' written opinion, and the 2021 Annual General Meeting of Shareholders;
- 3.6. Supervising the share dividend payment to shareholders according to the Resolutions of the extraordinary meeting of the GMS and the 2021 Annual General Meeting of Shareholders;
- 3.7. Strengthening supervision on risk prevention and compliance of the Company.

## 4. Operation of Committees under the BOD: The Audit Committee

Having carried out independent and objective inspection and assessment of: the truthfulness of the quarterly, 6-monthly, and annual financial statements, the Company's compliance with legal regulations, the effectiveness and efficiency of the Company's policies, regulations, and procedures, and the implementation of business strategies, operating plans, and business results of the Company; making recommendations on solutions to repair and overcome shortages, measures to improve the internal control system and corporate governance to improve the effectiveness

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of the prevention, detection, and handling of risks; and performing other tasks according to the operation regulations of the Audit Committee to improve the business efficiency for the Company.

#### 5. Resolutions/Decisions of the Board of Directors (in 2021)

No.	Resolution/Decision No.	Date	Content
01	01/2021/QD-HDQT	11 <sup>th</sup> January 2021	Approving the plan to acquire shares of an affiliate.
02	02/2021/QD-HDQT	11 <sup>th</sup> January 2021	Approving the documents and implementation of Share Issuance to pay the second interim dividend for 2020
03	03/2021/QD-HDQT	11 <sup>th</sup> January 2021	Approving the pledge on assets to banks to secure loan obligations of Danh Khoi Holdings Co., Ltd.
04	04.1/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
05	04.2/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
06	04.3/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
07	04.4/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
08	04.5/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
09	04.6/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
10	04.7/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
11	04.8/2021/QD-HDQT	25 <sup>th</sup> January 2021	Approving the policy to transfer a part of Zone 4 project in Nhon Hoi Ecotourism City, Binh Dinh Province.
12	05/2021/QD-HDQT	29 <sup>th</sup> January 2021	Approving the First Corporate Bond Issuance Plan in 2021
13	06/2021/QD-HDQT	2 <sup>nd</sup> February 2021	finalizing of the list of shareholders for convening the 2020 Annual General Meeting
14	07/2021/QD-HDQT	1 <sup>st</sup> March 2021	The organization of the 2020 Annual General Meeting
15	08/2021/QD-HDQT	23 <sup>rd</sup> March 2021	Approving to pledge assets which are land use rights of Zone 2 and Zone 9 at banks to secure loan obligations of Danh Khoi Company.
16	09A/2021/QD-HDQT	31 <sup>st</sup> March 2021	Approving the documents and implementation of Share Issuance to pay 2020 dividend
17	09B/2021/QD-HDQT	31 <sup>st</sup> March 2021	Regarding the Audit Committee under the Board of Directors

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No.	Resolution/Decision No.	Date	Content
18	09C/2021/QD-HDQT	31 <sup>st</sup> March 2021	Approving the Board remuneration and expenses for Committee/Subcommittee appointed by the BOD in 2021, and 2020's bonus allocation.
19	09D/2021/QD-HDQT	31 <sup>st</sup> March 2021	Approving the authorization to the Chairman of the Board of Directors
20	10/2021/QD-HDQT	2 <sup>nd</sup> April 2021	Approving the share issuance results to pay the second interim dividend for 2020, the increase of charter capital, and the adjustments to the Company's Charter.
21	11/2021/QD-HDQT	19 <sup>th</sup> April 2021	Approving the 99.5% share acquisition to own Binh Duong Tower Apartment project
22	12/2021/QD-HDQT	20 <sup>th</sup> April 2021	Approving the Second Corporate Bond Issuance Plan in 2021
23	13/2021/QD-HDQT	20 <sup>th</sup> April 2021	Approving the pledge on assets to banks to secure loan obligations of DKRB Real Estate Company
24	14/2021/QD-HDQT	26 <sup>th</sup> April 2021	Approving the policy to transfer a part of urban project in Zone 9 of Nhon Hoi Ecotourism City, Binh Dinh Province.
25	15/2021/QD-HDQT	3 <sup>rd</sup> May 2021	The appointment of the Vice President in charge of Investment
26	16/2021/QD-HDQT	3 <sup>rd</sup> May 2021	The appointment of the Vice President in charge of Construction
27	17/2021/QD-HDQT	4 <sup>th</sup> May 2021	Approving the Third Corporate Bond Issuance Plan in 2021
28	18/2021/QD-HDQT	12 <sup>th</sup> May 2021	Approving the share issuance results to pay 2020 dividend, the increase of charter capital, and the adjustments to the Company's Charter.
29	19/2021/QD-HDQT	21 <sup>st</sup> May 2021	Approving the loans and pledge of assets as collaterals at Mirae Asset Vietnam.
30	20/2021/QD-HDQT	1 <sup>st</sup> June 2021	Leaving the position of Chief Accountant of Ms. Vu Quynh Hoa.
31	21/2021/QD-HDQT	1 <sup>st</sup> June 2021	Appointing Ms. Nguyen Thi Thuy Trang as the Chief Accountant.
32	22/2021/QD-HDQT	3 <sup>rd</sup> June 2021	Approving the pledge on assets to banks to secure loan obligations of Danh Khoi Holdings Co., Ltd. and/or a third party appointed by Danh Khoi Company.
33	22A/2021/QD-HDQT	5 <sup>th</sup> June 2021	Appointing a legal representative to manage the contributed capital in a subsidiary.
34	23/2021/QD-HDQT	16 <sup>th</sup> June 2021	Approving the capital contribution to establish a subsidiary
35	24/2021/QD-HDQT	18 <sup>th</sup> June 2021	Approving the capital contribution to establish a subsidiary

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<b>No.</b>	<b>Resolution/Decision No.</b>	<b>Date</b>	<b>Content</b>
36	25/2021/QD-HDQT	25 <sup>th</sup> June 2021	Promulgating the Operational Regulations of the Audit Committee
37	26/2021/QD-HDQT	30 <sup>th</sup> June 2021	Promulgating the Internal Audit Regulations
38	27/2021/QD-HDQT	30 <sup>th</sup> June 2021	Establishing the Internal Audit Unit
39	28/2021/QD-HDQT	5 <sup>th</sup> July 2021	Approving the Fourth Corporate Bond Issuance Plan in 2021
40	29/2021/QD-HDQT	7 <sup>th</sup> July 2021	Appointing the Deputy Head of the Internal Audit Unit
41	30A/2021/QD-HDQT	3 <sup>rd</sup> August 2021	Approving the Fifth Corporate Bond Issuance Plan in 2021
42	30B/2021/QD-HDQT	3 <sup>rd</sup> August 2021	Approving the transaction between the Company and related person
43	30C/2021/QD-HDQT	3 <sup>rd</sup> August 2021	The implementation of Internal audit in Subsidiaries
44	31/2021/QD-HDQT	22 <sup>nd</sup> August 2021	Approving the share transfer acquisition of 99% contributed capital to own a project in Hai Chau District, Da Nang City
45	32/2021/QD-HDQT	24 <sup>th</sup> August 2021	Approving the taking out of loans/credit and pledge of assets as collaterals at Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 11 HCMC
46	33/2021/QD-HDQT	16 <sup>th</sup> September 2021	Approving the transfer of Contract rights and obligations to a third party
47	34/2021/QD-HDQT	20 <sup>th</sup> September 2021	Approving the Sixth Corporate Bond Issuance Plan in 2021
48	35/2021/QD-HDQT	11 <sup>th</sup> October 2021	Approving the loans and pledge of assets as collaterals at Mirae Asset Vietnam.
49	36A/2021/QD-HDQT	13 <sup>th</sup> October 2021	Approving share issuance under ESOP 2021 and ESOP Regulation
50	36B/2021/QD-HDQT	13 <sup>th</sup> October 2021	Approving list of Employees participating in ESOP 2021
51	37/2021/QD-HDQT	28 <sup>th</sup> October 2021	Promulgating the Regulations for Information Disclosure
52	38/2021/QD-HDQT	20 <sup>th</sup> November 2021	Approving the loans and pledge of assets as collaterals at Mirae Asset Vietnam.
53	39/2021/QD-HDQT	23 <sup>rd</sup> November 2021	
54	40/2021/QD-HDQT	29 <sup>th</sup> November 2021	Approving the Seventh Corporate Bond Issuance Plan in 2021
55	41/2021/QD-HDQT	6 <sup>th</sup> December 2021	Approving the Eighth Corporate Bond Issuance Plan in 2021
56	42/2021/QD-HDQT	6 <sup>th</sup> December 2021	Approving the participation in asset auctions
57	43/2021/QD-HDQT	6 <sup>th</sup> December 2021	Approving the participation in asset auctions

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No.	Resolution/Decision No.	Date	Content
58	44/2021/QD-HDQT	6 <sup>th</sup> December 2021	Approving the participation in asset auctions
59	45/2021/QD-HDQT	6 <sup>th</sup> December 2021	Approving the participation in asset auctions
60	46A/2021/QD-HDQT	14 <sup>th</sup> December 2021	Approving the Ninth Corporate Bond Issuance Plan in 2021
61	46B/2021/QD-HDQT	14 <sup>th</sup> December 2021	Approving the transaction between the Company and Related person
62	47/2021/QD-HDQT	21 <sup>st</sup> December 2021	Approving the Tenth Corporate Bond Issuance Plan in 2021
63	48/2021/QD-HDQT	21 <sup>st</sup> December 2021	Finalizing the Shareholder list to collect written opinion

### III. The Audit Committee (2021):

#### 1. Members of the Audit Committee:

No.	Member	Position	Date of appointment to the Audit Committee	Qualifications
01	Mr. Tran Trong Gia Vinh	Head	31 <sup>st</sup> March 2021	Master of Economics
02	Ms. Tran Thi Huong	Member	31 <sup>st</sup> March 2021	Bachelor of Economics
03	Mr. Le Quang Phuc	Member	31 <sup>st</sup> March 2021	Master of Business Administration

#### 2. Meetings of the Audit Committee:

No.	Member	Attendance	Percentage	Voting rate	Reasons for Absence
01	Mr. Tran Trong Gia Vinh	05	100%	100%	
02	Ms. Tran Thi Huong	05	100%	100%	
03	Mr. Le Quang Phuc	05	100%	100%	

#### 3. Supervision activities of the Audit Committee toward the Board of Directors, Board of Management and Shareholders.

- Monitoring the Company's units in compliance with the provisions of current Laws, the Company's Charter, the Corporate Governance Regulations, including but not limited to checking the observance of the legal provisions on tax obligations, compulsory insurance, and other financial obligations.
- Monitoring the Company's units in compliance with the Company's policies, regulations, and procedures; evaluating the suitability and effectiveness of the Company's internal control system in preventing, detecting, and handling risks promptly.
- Monitoring and evaluating the quarterly, semi-annual, and annual financial statements of the company and its subsidiaries.
- Discussing with the independent auditing firm of the Company and/or Subsidiaries to clarify arising issues and/or risks detected during the semi-annual and annual independent audit to recommend solutions to handle and prevent risks.

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- Assessing the implementation of the Company's business goals.
- Making recommendations on measures: repairing and overcoming shortages; improving the internal control system; improving corporate governance.
- Monitoring, enforcing and checking the results of the implementation of the post-audit recommendations of the units in the company and of Subsidiaries.
- Report to the Board of Directors on the activities, issues and recommendations of the Internal Audit Unit.

**4. The coordination among the Audit Committee with the Board of Directors, Board of Management, and other Executives.**

- Strengthening supervision of the implementation of the Board of Management in accordance with the provisions of the law, the Company's charter, the Resolution of the General Meeting of Shareholders, the decision of the Board of Directors and the regulations, rules, and processes of internal management; inspecting and monitoring the results of the implementation of the goals, plans and tasks of the Board of Management.
- Perform periodic audits according to the annual audit plan approved by the Board of Directors and extraordinary audits (at the request of the Board of Directors); at the same time coordinate with the Board of Directors, the Board of Management and other units in the company to improve and enhance the internal control activities of the Company;
- Regularly checking and monitoring the activities of the Company's units and make recommendations to refine the governance and risk management processes of the Company.

**5. Other activities of the Audit Committee:**

- Establishing the Internal Audit Unit
- Carrying out the internal audit in Subsidiaries.

**IV. The Board of Management**

No.	Members	Date of birth	Qualifications	Date of appointment/dismissal
01	Mr. Bui Quang Anh Vu – CEO	4 <sup>th</sup> November 1975	Master of Business Administration	Appointed on 27 <sup>th</sup> April 2020
02	Mr. Nguyen Thanh Thao – Vice President of Finance	25 <sup>th</sup> August 1978	Bachelor of Economics	Appointed on 1 <sup>st</sup> December 2020
03	Mr. Duong Hong Cam – Vice President of Investment	10 <sup>th</sup> April 1977	Master of Business Administration	Appointed on 3 <sup>rd</sup> May 2021
04	Mr. Nguyen Dinh Tri – Vice President of Construction	20 <sup>th</sup> August 1974	Construction Engineer	Appointed on 3 <sup>rd</sup> May 2021

**V. Chief Accountant**

No.	Full name	Date of birth	Qualifications	Date of appointment/dismissal
01	Ms. Nguyen Thi Thuy Trang	29 <sup>th</sup> March 1981	Master of Economics	Appointed on 1 <sup>st</sup> June 2021

**VI. Training on corporate governance:**

Training courses on corporate governance which members of the BOD, Supervisory Board, the CEO, other managers and company secretary was involved in accordance with regulations on corporate governance: Decree No. 71/2017/ND-CP of the Government dated 6<sup>th</sup> June 2017, guiding on corporate governance of public companies, effective from 1<sup>st</sup> August 2017, has dismissed the regulations on participating in trainings on

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corporate governance for these groups. However, Mr. Le Quang Phuc - Member of the Board of Directors attended a training course on corporate governance in 2016. The remaining members also carried out self-improvement and additional knowledge on corporate governance following best practices and applicable laws.

**VII. List of affiliated persons of the public Company (2021) and transactions of affiliated person of the Company with the Company:**

1. **List of affiliated persons:** as in the attached list
2. **Transactions between the Company and the affiliated persons or between the Company and major Shareholders, internal persons and related person of internal person:**

No.	Name of Individual/organization	Relationship with the Company	Owner's Certificate No., date and place of issue	Head office/ Contact address	Date of the transaction	Resolution approved by the BOD/GMS	Transaction value, Content, Quantity	Notes
01	Mr. Nguyen Van Dat	Chairman of the BOD	030070006789	39 Pham Ngoc Thach Street, Vo Thi Sau Ward, District 3, HCMC	29 <sup>th</sup> January 2021	05/2021/QD-HDQT	Mr. Nguyen Van Dat used his personal assets as collaterals in the 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup> , 8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> Bond Issuance Plans of Phat Dat Company	
					20 <sup>th</sup> April 2021	12/2021/QD-HDQT		
					4 <sup>th</sup> May 2021	17/2021/QD-HDQT		
					5 <sup>th</sup> July 2021	28/2021/QD-HDQT		
					3 <sup>rd</sup> August 2021	30A/2021/QD-HDQT		
					20 <sup>th</sup> September 2021	34/2021/QD-HDQT		
					29 <sup>th</sup> November 2021	40/2021/QD-HDQT		
					6 <sup>th</sup> December 2021	41/2021/QD-HDQT		
					14 <sup>th</sup> December 2021	46A/2021/QD-HDQT		
21 <sup>st</sup> December 2021	47/2021/QD-HDQT							
02	Mr. Nguyen Van Dat	Chairman of the BOD	030070006789	39 Pham Ngoc Thach Street, Vo Thi Sau Ward, District 3, HCMC	21 <sup>st</sup> May 2021	19/2021/QD-HDQT	Mr. Nguyen Van Dat used his personal assets as collaterals for the Company's loans at Mirae Asset Vietnam	
					11 <sup>th</sup> October 2021	35/2021/QD-HDQT		
					20 <sup>th</sup> November 2021	38/2021/QD-HDQT		

3. **Transactions between internal persons of the listed company or related person of internal person and Subsidiaries, or the company in which listed company takes controlling power:** none
4. **Transactions between the Company and other parties**

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4.1. Transactions between the Company and the company of which a member of Board of Directors, member of the Supervisory Board, or the CEO has been a founding member or member of the BOD or the CEO in three (03) years (*calculated at the time of reporting*)

- 2018: a consulting contract with BDSC Management Consulting Corporation, of which Mr. Le Quang Phuc – BOD member, is the affiliated person.
- 2018: a human resource service agreement with Sustainable Solution Consulting Company Limited, of which Mr. Tran Trong Gia Vinh – BOD member, is the affiliated person.
- 2018: a contract on investment and construction management with Phat Dat Nha Trang Investment Joint Stock Company, of which Mr. Nguyen Van Dat – BOD member, is the affiliated person

4.2. Transactions between the Company and a company of which a related person of members of the BOD, members of the Supervisory Board, or the CEO is serving as a member of the BOD or the CEO: none

4.3. Other transactions of the Company (if any) that may be beneficial material or immaterial for members of the BOD, members of the Supervisory Board, or the CEO: none

### VIII. Transactions of internal persons and related person of internal person (2021):

1. List of internal persons and their related person: as in the attached list

2. Transactions of internal persons and their related person on shares of the listed company

No.	Transaction executor	Relationship with internal person	Number of shares owned at the start of the period		Number of shares owned at the end of the period		Reasons for increase, decrease (purchase, sale, switch, reward, etc.)
			Number of shares	Proportion	Number of shares	Proportion	
01	Nguyen Van Dat	BOD Chairman cum CEO	242,280,879	61.16%	297,690,510	60.41%	Received dividend in shares.
02	Tran Thi Huong	BOD Vice Chairwoman	779,287	0.2%	1,953,408	0.41%	Received dividend in shares, Buying shares under the 2021 ESOP, Restructured investment portfolio.
03	Nguyen Tan Danh	BOD Member	1,784,631	0.45%	2,492,775	0.51%	Received dividend in shares, Buying shares under the 2021 ESOP.
04	Nguyen Thi Minh Thu	Related person of Mr. Nguyen Van Dat	3,569,263	0.9%	4,385,553	0.89%	Received dividend in shares.
05	Bui Quang Anh Vu	BOD Member cum CEO	456,787	0.12%	2,355,911	0.48%	Received dividend in shares, Buying shares under the 2021 ESOP.
06	Le Quang Phuc	BOD Member	446,157	0.11%	1,148,192	0.24%	Received dividend in shares, Buying shares under the 2021 ESOP.
07	Doan Viet Dai Tu	BOD Member	628,055	0.16%	871,690	0.18%	Received dividend in shares, Buying shares under the 2021 ESOP.

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No.	Transaction executor	Relationship with internal person	Number of shares owned at the start of the period		Number of shares owned at the end of the period		Reasons for increase, decrease (purchase, sale, switch, reward, etc.)
			Number of shares	Proportion	Number of shares	Proportion	
08	Tran Trong Gia Vinh	BOD Member	698	0.00018%	856	0.00018%	Received dividend in shares.
09	Nguyen Thi Kim Cuong	Related person of Mr. Tran Trong Gia Vinh	82,106	0.02%	88,595	0.02%	Received dividend in shares.
10	Nguyen Thanh Thao	Vice President	3,925	0.001%	130,022	0.027%	Restructured investment portfolio, Buying shares under the 2021 ESOP. Received dividend in shares.
11	Nguyen Dinh Tri	Vice President	0	0%	80,000	0.016%	Buying shares under the 2021 ESOP.
12	Duong Hong Cam	Vice President	0	0%	80,000	0.016%	Buying shares under the 2021 ESOP.
13	Co Thi Thanh Lien	Deputy Head of the Internal Audit Unit	0	0%	31,200	0.006%	Buying shares under the 2021 ESOP.
14	Nguyen Van Dung	Sibling of Mr. Nguyen Van Dat	0	0%	5,000	0.001%	Buying shares under the 2021 ESOP.
15	Phan Huy Han	In charge of Corporate Governance	0	0%	10,000	0.002%	Buying shares under the 2021 ESOP.
16	Tran Thi Hoai An	In charge of Corporate Governance	0	0%	143,000	0.029%	Buying shares under the 2021 ESOP.
17	Le Nhu Duc	Spouse of Ms. Tran Thi Hoai An	0	0%	109,300	0.022%	Buying shares under the 2021 ESOP.

#### IX. Other significant issues:

- On 26th May 2021, the Company signed an audit contract with Ernst & Young Vietnam Company to review the semi-annual financial statements of 2021 and financial statements for the year ended 31st December 2021 according to Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and relevant legal regulations.
- Implementing the authorization at the 2021 AGM and the Extraordinary Meeting of the GMSs in 2021, the Board of Directors of the Company amended Clause 1, Article 7 of the Charter (regarding the charter capital due to the issuance of shares to pay dividends).
- Decision No. 190/QD-SGDHCM dated 6<sup>th</sup> April 2021 of Ho Chi Minh Stock Exchange on listing change:
  - Number of share before listing change: 396,169,897 shares
  - Number of securities to be additionally listed: 39,616,344 shares
  - Number of securities after listing change: 435,786,241 shares
  - Effective date of listing change: 8th April 2021
  - Reason for change: listing additional shares issued to pay dividends to existing shareholders
- Decision No. 279/QD-SGDHCM dated 14<sup>th</sup> May 2021 of Ho Chi Minh Stock Exchange on listing change:

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- Number of share before listing change: 435,786,241 shares
  - Number of securities to be additionally listed: 50,985,675 shares
  - Number of securities after listing change: 486,771,916 shares
  - Effective date of listing change: 18<sup>th</sup> May 2021
  - Reason for change: listing additional shares issued to pay dividends to existing shareholders
5. Decision No. 690/QD-SGDHCM dated 20<sup>th</sup> December 2021 of Ho Chi Minh Stock Exchange on listing change:
- Number of share before listing change: 486,771,916 shares
  - Number of securities to be additionally listed: 6,000,000 shares
  - Number of securities after listing change: 492,771,916 shares
  - Effective date of listing change: 22<sup>nd</sup> December 2021
  - Reason for change: listing additional shares issued under the ESOP 2021.

Respectfully.

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION  
BOD CHAIRMAN**

*(Signed and Sealed)*

**NGUYEN VAN DAT**

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**

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**LIST OF AFFILIATED PERSONS OF THE COMPANY**

No.	Name of individual/ organization	Securities trading account	Position at the Company	Owner's Certificate No., date of issue, place of issue	Address	Time of starting to be affiliated person	Time of no longer being an affiliated person	Reasons	Relationship with the Company
1	Nguyen Van Dat		BOD Chairman			2010		Elected for BOD term 2018-2023	Internal person
2	Bui Quang Anh Vu		BOD Member			2020		Elected for BOD term 2020-2023	Internal person
			CEO			2020			
3	Tran Thi Huong		BOD Vice Chairwoman			2018		Elected for BOD term 2018-2023	Internal person
4	Le Quang Phuc		BOD Member			2018		Elected for BOD term 2018-2023	Internal person
5	Doan Viet Dai Tu		BOD Member			2018		Elected for BOD term 2018-2023	Internal person
6	Nguyen Tan Danh		BOD Vice Chairman			2018		Elected for BOD term 2018-2023	Internal person
7	Khuong Van Muoi		BOD Member			2018		Elected for BOD term 2018-2023	Internal person
8	Tran Trong Gia Vinh		BOD Member			2018		Elected for BOD term 2018-2023	Internal person
9	Le Minh Dung		BOD Member			2019		Elected for BOD term 2019-2023	Internal person
10	Nguyen Thanh Thao		Vice President – Finance			2020		Appointed	Internal person
11	Duong Hong Cam		Vice President – Investment			3 <sup>rd</sup> May 2021		Appointed	Internal person
12	Nguyen Dinh Tri		Vice President – Construction			3 <sup>rd</sup> May 2021		Appointed	Internal person
13	Nguyen Thi Thuy Trang		Chief Accountant			1 <sup>st</sup> June 2021		Appointed	Internal person

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No.	Name of individual/ organization	Securities trading account	Position at the Company	Owner's Certificate No., date of issue, place of issue	Address	Time of starting to be affiliated person	Time of no longer being an affiliated person	Reasons	Relationship with the Company
14	Co Thi Thanh Lien		Deputy Head of Internal Audit Unit			7 <sup>th</sup> July 2021		Appointed	Internal person
15	Phan Huy Han		In charge of Corporate Governance			2018		Appointed for 2018-2023	Internal person
16	Tran Thi Hoai An		In charge of Corporate Governance			2018		Appointed for 2018-2023	Internal person
	Affiliated Organizations								
01	DK Phu Quoc Corporation		Subsidiary			2018		Acquire shares to own a subsidiary	
02	Coinin Construction Investment Infrastructure		Subsidiary			2018		Acquire contributed capital to own a subsidiary	
03	Saigon-KL Real Estate Corporation		Subsidiary			2019		Acquire shares to own a subsidiary	
04	Ngo May Real Estate Investment Joint Stock Company		Subsidiary			2019		Contribute capital to establish subsidiary	
05	Ben Thanh - Long Hai Corporation		Subsidiary			2020		Acquire shares to own a subsidiary	
06	Phat Dat Industrial Park Investment Joint Stock Company		Subsidiary			2020		Contribute capital to establish subsidiary own a subsidiary	
07	Phat Dat Real Estate Trading and Services Corporation		Subsidiary			2021		Contribute capital to establish subsidiary	
08	Bac Cuong Investment Joint Stock Company		Subsidiary			2021		Acquire shares to own a subsidiary	

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No.	Name of individual/ organization	Securities trading account	Position at the Company	Owner's Certificate No., date of issue, place of issue	Address	Time of starting to be affiliated person	Time of no longer being an affiliated person	Reasons	Relationship with the Company
09	Binh Duong Building Real Estate Investment and Development Corporation		Subsidiary			2021		Acquire shares to own a subsidiary	
10	PDP Project Construction Investment Limited Company		Affiliate			2018		Contribute capital to make it an affiliate	
11	BIDICI Real Estate Joint Stock Company		Affiliate			2020		Contribute capital to make it an affiliate	
12	Serenity Investment Corporation		Subsidiary			2020		Acquire shares to own a subsidiary	

HCMC, 24<sup>th</sup> January 2022

**ON BEHALF OF THE BOARD OF DIRECTORS**

**CHAIRMAN**

*(Signed and sealed)*

**NGUYEN VAN DAT**

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**

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**LIST OF INTERNAL PERSONS AND THEIR RELATED PERSON**

No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
<b>1</b>	<b>Nguyen Van Dat</b>		<b>BOD Chairman</b>			297,690,510	60.41%	
1.1	Doan Thi Trang							Mother
1.2	Nguyen tan Danh		BOD Vice Chairman			2,492,775	0.51%	Child
1.3	Phan Thi Thanh Hieu							Daughter-in- law
1.4	Nguyen Thi Minh Thu							Child
1.5	Nguyen Thi Anh Thu							Child
1.6	Nguyen Van Dung		Inventory Clerk			5,000	0.001%	Sibling
1.7	Nguyen Thi Bich Lien					108	0.000022%	Sister-in-law
1.8	Nguyen Thi Anh							Sibling
1.9	Nguyen Van Hung							Brother-in- law
1.10	Nguyen Van Tuan							Sibling
1.11	Vo Thi Lien							Sister-in-law
1.12	Nguyen Van Vu							Sibling, living abroad
1.13	Nguyen Van Phat							Sibling
1.14	Ngo Thi Minh Huong					6	0.000001%	Sister-in-law
1.15	Nguyen Thi Phuong							Sibling
1.16	Phan Gia Binh							Brother-in- law
1.17	Nguyen Van Hoang							Sibling

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
1.18	Phat Dat Group Co., Ltd.							Affiliated company
<b>2</b>	<b>Tran Thi Huong</b>		<b>Vice Chairwoman/ Authorized person for information disclosure</b>			1,953,408	0.41%	
2.1	Huynh Thi Xuan							Mother
2.2	Tran Van Lon							Spouse
2.3	Tran Thi Hoai An		In charge of Corporate Governance			143,000	0.029%	Child
2.4	Le Nhu Duc					109,300	0.022%	Son-in-law
2.5	Tran Thi Thanh Nhan							Child
2.6	Tran Thi Xuan							Sibling
2.7	Tran Thi Bao Huong							Sibling
2.8	Nguyen Thoai							Brother-in-law
2.9	Tran Thi Kieu Tra							Sibling
2.10	Nguyen Van Bi							Brother-in- law
2.11	Tran Thi Thuy Giai							Sibling
2.12	Tran Phuoc Sang							Brother-in- law
2.13	Tran Thi Kim QUy							Sibling
2.14	Truong Hong Tien							Brother-in- law
2.15	Tran Thi Ngoc Nhon							Sibling

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
2.16	Le Trung Dung							Brother-in-law
2.17	Tran Duc Dinh							Sibling
2.18	Ngo May Real Estate Investment Joint Stock Company							Affiliated company
2.19	Phat Dat Industrial Park Investment Joint Stock Company							Affiliated company
2.20	Binh Duong Building Real Estate Investment and Development Corporation							Affiliated company
<b>3</b>	<b>Le Quang Phuc</b>		<b>BOD Member</b>			1,148,192	0.24%	
3.1	Le Quang Tri							Father
3.2	Le Thi Lien							Mother
3.3	Chau Thi Ngoc Huong							Child
3.4	Le Minh Huy							Child
3.5	Le Nguyen Hanh							Sibling
3.6	Le Thi Phuong Thao							Sibling
3.7	Le Quang Loc							Sibling
3.8	Le Minh Tri							Sibling
3.9	Le Quoc Binh							Sibling
3.10	Le Minh Chau							Sibling
3.11	Truong Dinh Tam							Brother-in-law
3.12	Than Thi Thu Trang							Sister-in-law
3.13	Ho Thi To Anh							Sister-in-law

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
3.14	Pham Thi Thuy Hang							Sister-in-law
3.15	Le Thi Le Huyen							Sister-in-law
3.16	BDSC Management Consulting Corporation		BOD Chairman					Affiliated company
3.17	Tay Ho Investment & Construction JSC		BOD Vice Chairman					Affiliated company
3.18	Le & Partners Co., Ltd.		Chairman of the Member Council					Affiliated company
3.19	Refrigeration Technology Joint-Stock Company		BOD Independent Memeber					Affiliated company
3.20	Phu Nhuan Jewelry JSC		BOD Member					Affiliated company
3.21	Bao Dat Investment JSC		CEO					Affiliated company
3.22	Saigon-KL Real Estate Corporation		BOD Chairman					Affiliated company
3.23	Filmore Real Estate Development JSC		BOD Menber					Affiliated company
3.24	Bac Cuong Investment Joint Stock Company		CEO					Affiliated company
<b>4</b>	<b>Doan Viet Dai Tu</b>		<b>BOD Member</b>			871,690	0.18%	
4.1	Catry Evelyne Marguerit Marie Leonie							Mother, Living in France
4.2	Denoual Ep Doan Viet Catherine							Spouse
4.3	Doan Viet Louise Jade Mai Linh							Child

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
4.4	Doan Viet Valentin Raphael Thao							Child
4.5	Roberto Manzi							Son-in-law
4.6	VinaConnect Co., Ltd		Chairman					Affiliated company
4.7	Tam Son Yatching Co., Ltd		CEO					Affiliated company
4.8	Yacht Asia Co., Ltd		Chairman of the Member Council					Affiliated company
4.9	Gras Savoye Willis Vietnam Insurance Co., Ltd		BOD Member					Affiliated company
4.10	Vien Ba Co., Ltd		Chairman of the Member Council					Affiliated company
<b>5</b>	<b>Nguyen Tan Danh</b>		<b>BOD Vice Chairman</b>			2,492,775	0.51%	
5.1	Nguyen Van Dat		BOD Chairman/ CEO			297,690,510	61.16%	Father
5.2	Nguyen Thi Dieu Hien							Mother
5.3	Nguyen Thi Minh Thu					4,385,553	0.89%	Sibling
5.4	Nguyen Thi Anh Thu							Sibling
5.5	Phan Thi Thanh Hieu							Spouse
5.6	Tran Thi Tien Thanh							Mother-in-law
5.7	Filmore Real Estate Development JSC		BOD Chairman					Affiliated company
5.8	AKYN Service Trading Investment JSC		BOD Vice Chairman					Affiliated company
5.9	Phu My Hung Investment JSC		BOD Chairman					Affiliated company

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
<b>6</b>	<b>Khuong Van Muoi</b>		<b>BOD Member</b>					
6.1	Bui Thi Phuoc							Spouse
6.2	Khuong Ngoc Huy							Child
6.3	Khuong Thuy Khanh Linh							Child
6.4	Ho Thi Thanh My							Daughter-in-law
6.5	Khuong Thi Tam							Sibling
6.6	Khuong Thi Bang							Sibling
6.7	Khuong Thi Bieu							Sibling
6.8	Khuong Van Hang							Sibling
6.9	Khuong Thi Tung							Sibling
<b>7</b>	<b>Tran Trong Gia Vinh</b>		<b>BOD Member</b>			856	0.00018%	
7.1	Tran Trong Phuc							Father
7.2	Nguyen Thi Kim Cuong					88,595	0.02%	Mother
7.3	Pham Thi Xuan Thanh							Spouse
7.4	Tran Trong Gia Minh							Child
7.5	Tran Trong Gia Tri							Child
7.6	Tran Trong Gia Hung							Child
7.7	Tran Pham Xuan Vy							Child
7.8	Pham Van Sen							Father-in-law
7.9	Nguyen Thi Xuan Huong							Mother-in-law
7.10	Sustainable Solution Consultancy Co., Ltd		Director					Affiliated company
7.11	Pandemos Fashion Co., Ltd		CEO					Affiliated company

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
7.12	Ben Tre Import & Export JSC		BOD Member					Affiliated company
7.13	Phat Dat Real Estate Trading and Services Corporation		BOD Chairman					Affiliated company
<b>8</b>	<b>Le Minh Dung</b>		<b>BOD Member</b>					
8.1	Le Minh Tam							Father
8.2	Ha Thanh Hien							Mother
8.3	Le Minh Tri							Sibling
8.4	Le Minh Liem							Sibling
8.5	Le Thi Minh Hang							Sibling
8.6	Le Tran Hong Phuong							Spouse
8.7	Le Van Trung Thanh							Father-in-law
8.8	Tran Thi Xuan Huong							Mother-in-law
8.9	Phan Ngoc Thu							Sister-in-law
8.10	Nguyen Diep Khanh Quynh							Sister-in-law
8.11	Bui Dinh Ngoc							Brother-in- law
8.12	Truong Phat Loc Shipping JSC							Affiliated company
<b>9</b>	<b>Bui Quang Anh Vu</b>		<b>BOD Member cum CEO</b>			2,355,911	0.48%	
9.1	Bui Quang Vien							Father
9.2	Vu Thi No							Mother
9.3	Nguyen Thi Ngoc Mai							Spouse
9.4	Bui Nguyen Kim Phu							Child

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
9.5	Bui Nguyen Kim Phuc							Child
9.6	Nguyen Van Mo							Father-in-law
9.7	Tran Thi Liem							Mother-in-law
<b>10</b>	<b>Nguyen Thanh Thao</b>		<b>Vice President of Finance</b>			130,022	0.027%	
10.1	Nguyen Thanh Lien							Mother
10.2	Nguyen Thanh Tam							Sibling
10.3	Pham Hoang Chung							Sister-in-law
10.4	Nguyen Thanh Trung							Sibling
10.5	Nguyen Trung Hau							Sibling
10.6	Nguyen Thi Be Muoi							Sibling
10.7	Nguyen Nhat Minh							Child
<b>11</b>	<b>Duong Hong Cam</b>		<b>Vice President of Investment</b>			80,000	0.016%	
11.1	Nguyen Thi Anh Tuyet							Spouse
11.2	Duong Hong Bao Chau							Child
11.3	Duong Hong Bao Tran							Child
11.4	Duong Van Duoc							Father
11.5	Le Thi Rao							Mother
11.6	Duong Van Minh							Sibling
11.7	Duong Thi My Hien							Sibling
11.8	Duong Thi Thuy							Sibling
11.9	Duong Thanh Le							Sibling
11.10	Le Thi Chinh							Sister-in-law

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11.11	Huynh Cong Triet							Brother-in-law
11.12	Nguyen Ngoc Son							Brother-in-law
11.13	Ly Thuan Dung							Sister-in-law
11.14	Do Thi Mien							Mother-in-law
<b>12</b>	<b>Nguyen Dinh Tri</b>		<b>Vice President of Construction</b>			80,000	0.016%	
12.1	Ton Nu Lien Hoa							Mother
12.2	Nguyen Dinh Liem							Sibling
12.3	Nguyen Dinh Chinh							Sibling
12.4	Nguyen Xuan Minh							Father-in-law
12.5	Hoang Thi Thanh Huong							Mother-in-law
12.6	Nguyen Thi Xuan Hanh					51	0.00001%	Spouse
12.8	Nguyen Phuoc Tam Anh							Child
12.8	Vo Thi Van Lang							Sister-in-law
<b>13</b>	<b>Nguyen Thi Thuy Trang</b>		<b>Chief Accountant</b>					
13.1	Nguyen xuan Thang							Father
13.2	Tran Thi Hai Yen							Mother
13.3	Nguyen Dang Hao							Child
13.4	Nguyen Dang Quang							Child
13.5	Nguyen Xuan Nam							Sibling
13.6	Nguyen Phan Hoai An							Sister-in-law

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
<b>14</b>	<b>Co Thi Thanh Lien</b>		<b>Deputy Head of the Internal Audit Unit</b>			31,200	0.006%	
14.1	Co Van Ngo							Sibling
14.2	Nguyen Thi Thinh							Sister-in-law
14.3	Co Thanh Binh							Sibling
14.4	Nguyen Bich Ngoc							Sister-in-law
14.5	Co Thanh Lam							Sibling
14.6	Nguyen Thi Cam Tu							Sister-in-law
14.7	Co Thi Thanh Liem							Sibling
<b>15</b>	<b>Phan Huy Han</b>		<b>In charge of Corporate Governance</b>			10,000	0.002%	
15.1	Phan Thanh Hai							Father
15.2	Nguyen Thi Kim Ngoc							Mother
15.3	Nguyen Tu Quynh							Spouse
15.4	Pghan Quoc Huy							Sibling
15.5	Nguyen Thi Hai Linh							Sister-in-law
15.6	Phan Nguyen Hung							Sibling
15.7	Nguyen Huu Ninh							Father-in-law
15.8	Nguyen Thi Kim Lan							Mother-in-law
<b>16</b>	<b>Tran Thi Hoai An</b>		<b>In charge of Corporate Governance</b>			143,000	0.029%	
16.1	Tran Van Lon							Father
16.2	Tran Thi Huong							Mother

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No.	Nêm of individual/ organization	Securities trading account	Position at the Company	ID Card/Passport No., Date of issue. Place of issue	Address	Number of shares owned at the end of the period	Proportion	Note
16.3	Le Nhu Duc							Spouse
16.4	Le Nhu Tiem							Father-in-law
16.5	Phan Thi Khanh							Mother-in-law
16.6	Le Tran Anh Duong							Child
16.7	Tran Thi Thanh Nhan							Sibling

*HCMC, 24<sup>h</sup> January 2022*

**ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN**

*(Signed and sealed)*

**NGUYEN VAN DAT**