

RESOLUTION OF THE BOARD OF DIRECTORS
“Re: Approving the First Corporate Bond Issuance Plan in 2022”

THE BOARD OF DIRECTORS
PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 dated 17th June 2020;*
- *The Charter of Phat Dat Real Estate Development Corporation (“the Company”);*
- *Meeting Minutes of the Company’s Board of Directors (“BOD”) dated 22nd March 2022.*

RESOLVED

Article 1: To approve the First Corporate Bond Issuance Plan in 2022 of the Company; details are as follows:

- The Issuer : Phat Dat Real Estate Development Corporation
- Bond type : Bonds are non-convertible, without warrant, secured with collaterals, unsubordinated obligations of the Issuer and can be transferable.
- Bond code: : PDRH2224001
- Par value : 100,000,000 VND/Bond (*In words: One hundred million VND per Bond*)
- Issue volume : 3,000 Bonds (*In words: Three thousand Bonds*)
- Total issue value (at par value) : 300,000,000,000 VND (*In words: Three hundred billion VND*)
- Currency for the issuance and payments : Vietnam Dong (VND)
- Bond term : 02 (two) years since the issue date
- Interest rate : 11.2%/year (365 days)
- Offering price : 100% of par value
- Purpose of Issuance : To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance the projects of Binh Duong 1 and Binh Duong 2 Commercial & Apartment Complex (Astral City) in Binh Duong Province; Thuan An 1 & Thuan An 2 high-rise apartment complex in Binh Duong Province; the Commercial – service area, apartments, villa resorts and high-class hotel in Phuoc Hai Town, Dat Do Commune, Ba Ria – Vung Tau Province; the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC; and the Apartment, Commercial, service, and high-rise hotel project at No. 223-225 Tran Phu Street, Phuoc Ninh Ward, Hai Chau District, Da Nang City.

- Collaterals : Shares of the Company, guaranteed by Third Party. The quantity and value of collaterals and the method of calculating the value of collaterals shall comply with agreements between related parties and the Bond Documents' provisions.
- Payment of interest and principal : Interests shall be paid once per 03 (three) months since the issue date. Unless the Bonds are redeemed before maturity in accordance with the Bonds' Terms and Conditions, the principal of the Bonds will be paid in one lump sum at par value on the Maturity Date.
- Bond redemption
 - On the last day of a twelve-month period since the Issue Date, the Issuer shall commit to redeem a maximum of 50% of Bonds owned by each Bondholder at the Bondholder's request. If the 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 price 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 commit to redeem a part or all Bonds owned by each Bondholder at the Bondholder's request. If the 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 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.
- Criteria, subjects of issuance/offering : Professional securities investors in accordance with the Law on Securities. The Board of Directors authorizes the Chairman of the Board of Directors to decide on the subjects of issuance.
- Number of offered investors : Less than 100 professional securities investors. The Board of Directors authorizes the Chairman of the Board of Directors to decide on the detailed number.
- Bond Issuance and Offering Method : Via Issuing Agents
- Trading of Bond : The bonds can only be traded between professional securities investors, except for transfers under an effective court judgment or decision, arbitral decision, and transfers due to inheritance as prescribed by laws.
- Bond Registration and Depository : Within 05 business days since the completion of the Bond offering.
- Plan for capital raised from the Bond Issuance : The capital raised from the Bond Issuance shall be allocated to finance real estate projects of Subsidiaries, specifically to finance the projects of Binh Duong 1 and Binh Duong 2 Commercial & Apartment Complex (Astral City) in Binh Duong Province; Thuan An 1 & Thuan An 2 high-rise apartment complex in Binh Duong Province; the Commercial – service area, apartments, villa resorts and high-class hotel in Phuoc Hai Town, Dat Do Commune, Ba Ria – Vung Tau Province; the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC; and the Apartment, Commercial, service, and

high-rise hotel project at No. 223-225 Tran Phu Street, Phuoc Ninh Ward, Hai Chau District, Da Nang City, expectedly in 2022.

The Chairman of the Board of Directors shall decide the allocation of the capital raised from the Bond issuance according to the actual situation arising for the above issuance purposes.

- Issue date : Expectedly in March 2022, the BOD authorizes the Chairman of the BOD to decide on the specific issue date.

Article 2: To approve the First Corporate Bond Issuance Plan in 2022 of the Company attached to this Resolution

Article 3: The Board of Directors authorizes Mr. Nguyen Van Dat – Chairman of the BOD, or a person appointed by Mr. Nguyen Van Dat as a legal representative, on behalf of the Company, to perform the following tasks:

- To organize the implementation of the Bond offering and related matters to successfully complete the bond issuance in accordance with the approved issuance plan and current legal provisions.
- To select and decide the time of implementing the Bond Issuance Plan and a specific issue date; to complete relevant procedures.
- To amend, supplement and decide the details of: (i) Bond issuance plan, information disclosure content, Bond Terms and Conditions within the competence of the BOD to ensure the successful bond issuance, (ii) contracts and dossiers, and (iii) documents relating to the bond offering, issuance, trading, and payment of the Bonds on the basis of conformity with the commitments to the Bondholders and applicable laws.
- To enforce and sign the Information Disclosure, contracts, amendment or supplement dossiers, and legal documents related to the offering, issuing, trading, and payment of Bonds in accordance with provisions of laws and competent state agencies.
- To have full right to choose relevant partners and investors (specific subjects and quantity); to negotiate, decide and sign all dossiers, contracts and documents related to the offering and issuance to organizations/individuals ordering/buying Bonds in accordance with the approved Issuance Plan.
- To have full rights to decide on the allocation and use of capital raised from the Bond Issuance according to the actual situation arising for the issuing purposes.

Article 4: Members of the Board of Directors, Board of Management, and related parties of the Company are responsible for implementing this Resolution.

This Resolution takes effect from the date of signing.

Attachments:

- *Bond Issuance Plan*

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

Recipients:

- *As stated in Article 4*
- *Company's Archives*

(Signed and stamped)

NGUYEN VAN DAT