

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

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No.: 78/2022/PD-TC

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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HCMC, 25<sup>th</sup> March 2022

**“Re: Periodic information disclosure about  
the status bond principal allocation”**

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

Pursuant to Circular No. 122/2020/TT-BTC dated 31<sup>st</sup> December 2020 of the Ministry of Finance providing guidance on information disclosure and reporting regime under the provisions of the Government’s decree no. 153/2020/nd-cp dated 31<sup>st</sup> December 2020 promulgating on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Phat Dat Real Estate Development Corporation (“the Company”) would like to submit the information disclosure about the status of bond principal allocation as follows:

**1. Corporate information:**

- Organization name:       **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office:               F8<sup>th</sup> – F9<sup>th</sup>, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone:               (028) 2666 6868
- Fax:                       (028) 2666 8686
- Email:                   [info@phatdat.com.vn](mailto:info@phatdat.com.vn)
- Type of business:       publicly listed company
- Primary business lines: Doing real estate business, etc.

**2. Purposes of issuance according to issuance plans**

Bond code	Approved issuance document	Total value at par value (billion VND)	Number of issued bonds	Purpose of Issuance
PDRH2123001	BOD Resolution No. 05/2021/QD-HDQT dated 29 <sup>th</sup> January 2021	400	4,000	To increase operating capital to finance real estate projects of the Company and its Subsidiaries, specifically Zone 2 and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing 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), HCMC.
PDRH2123002	BOD Resolution No. 12/2021/QD-HDQT dated 20 <sup>th</sup> April 2021	150	1,500	To increase operating capital to finance real estate projects of the Company and its Subsidiaries,

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				specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing 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), HCMC.
PDRH2123003	BOD Resolution No. 17/2021/QD-HDQT dated 4 <sup>th</sup> May 2021	130	1,300	To increase operating capital to finance real estate projects of the Issuer, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone in Binh Dinh province; and financing 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), HCMC.
PDRH2123004	BOD Resolution No. 28/2021/QD-HDQT dated 5 <sup>th</sup> July 2021	230	2,300	To increase operating capital to finance real estate projects of the Issuer, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone in Binh Dinh province; and financing 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), HCMC.
PDRH2123005	BOD Resolution No. 30A/2021/QD-HDQT dated 3 <sup>rd</sup> August 2021	200	2,000	To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area).
PDRH2123006	BOD Resolution No. 34/2021/QD-HDQT	270	2,700	To increase operating capital to finance real estate projects of Subsidiaries, specifically to

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	dated 20 <sup>th</sup> September 2021			finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area).
PDRH2123007	BOD Resolution No. 40/2021/QD-HDQT dated 29 <sup>th</sup> November 2021	475	4,750	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of 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 & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.
PDRH2123008	BOD Resolution No. 41/2021/QD-HDQT dated 6 <sup>th</sup> December 2021	300	30,000	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of 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 & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.
PDRH2123009	BOD Resolution No. 46A/2021/QD-HDQT dated 14 <sup>th</sup> December 2021	150	1,500	To increase operating capital to finance real estate projects of Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area).
PDRH2123010	BOD Resolution No. 47/2021/QD-HDQT dated 21 <sup>st</sup> December 2021	500	5,000	To increase operating capital to finance real estate projects of the Issuer, specifically to finance the projects in Zone 4, Zone 9, and Zone 2 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone, Binh Dinh

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				Province; and to finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.
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### 3. Progress of capital allocation and disbursement

**3.1. For the purpose to invest in programs and projects and restructuring capital sources: none**

**3.2. For the purpose to increase operating capital**

No.	Purpose of Issuance	Value as in the Plan (VND)	Disbursement (VND) from 1 <sup>st</sup> January 2021 to 31 <sup>st</sup> December 2021
1	To increase operating capital to finance real estate projects of the Company and its Subsidiaries, specifically Zone 2 and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing 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), HCMC.	400,000,000,000	400,000,000,000
2	To increase operating capital to finance real estate projects of the Company and its Subsidiaries, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing 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), HCMC.	150,000,000,000	150,000,000,000
3	To increase operating capital to finance real estate projects of the Issuer, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone in Binh Dinh province; and financing 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), HCMC.	130,000,000,000	130,000,000,000
4	To increase operating capital to finance real estate projects of the Issuer, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone in Binh Dinh province; and financing	230,000,000,000	230,000,000,000

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	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), HCMC.		
5	To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area).	200,000,000,000	200,000,000,000
6	To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area).	270,000,000,000	270,000,000,000
7	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of 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 & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.	475,000,000,000	351,741,426,802
8	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of 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 & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.	300,000,000,000	-
9	To increase operating capital to finance real estate projects of Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area).	150,000,000,000	-
10	To increase operating capital to finance real estate projects of the Issuer, specifically to finance the projects in Zone 4, Zone 9, and Zone 2 inside Nhon Hoi Ecotourism City,	500,000,000,000	-

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	Nhon Hoi Economic Zone, Binh Dinh Province; and to finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.		
<b>Total</b>		<b>2,805,000,000,000</b>	<b>1,695,741,426,802</b>

**3.3. For the purpose to use green bond in the domestic market: None**

We declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**

**LEGAL REPRESENTATIVE**

Recipients:

- As stated above;
- Company archives

*(signed and stamped)*

**NGUYEN VAN DAT**