

No.: 10/2022/QD-HDQT

HCMC, 28th March 2022

RESOLUTION OF THE BOARD OF DIRECTORS

***“Re: Approving the implementation and documentation of Share Issuance
to pay 2021 dividends to shareholders”***

**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 Law on Securities No.54/2019/QH14 dated 6th December 2019;*
- *Decree No. 155/2020/ND-CP detailing the implementation of a number of articles of the Law on Securities;*
- *Resolution No. 01/DHDCD-NQ.2022 dated 26th March 2022 at the Annual General Meeting of Phat Dat Real Estate Development Corporation;*
- *The Charter of Phat Dat Real Estate Development Corporation (“the Company”);*
- *The Minutes of the Board Meeting of the Company.*

RESOLVED

Article 1: To approve the share issuance plan to pay dividend in accordance with Resolution No. 01/DHDCD-NQ.2022 dated 26th March 2021 at the Annual General Meeting of Phat Dat Real Estate Development Corporation as follows:

- Name of stock: Shares of Phat Dat Real Estate Development Corporation
- Stock code: PDR
- Type of share: ordinary shares
- Par value: VND 10,000 (In words: Ten thousand VND)
- Total number of issued shares: 492,771,916 shares
- Number of outstanding shares: 492,771,916 shares
- Number of treasury shares: 0 shares
- Proposed number of shares to be issued: 178,876,205 shares.
- Total issuance value by par value: VND 1,788,762,050,000 (*In words: One trillion, seven hundred eighty-eight billion, seven hundred sixty-two million and fifty thousand VND*).
- Dividend Ratio: 36.3% of share capital at the time of the issuance (Shareholders owning 1000 shares shall receive additional 363 shares.)
- Handling of odd shares: number of shares issued to shareholders will be rounded down and figures after the point (if any) will be ignored.
- Issuance subjects: Existing shareholders at the record date for dividend payments
- Transfer restriction: none.
- Source: accumulated undistributed profit after tax of 2021 according to 2021 audited financial statements.

[NOTICE: This document is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.]

- Proposed timeline of the issuance: the second quarter of 2022; details will be decided by the BOD upon obtaining approval from competent state authorities.

Article 2: To approve the documentation of the share issuance to existing shareholders, including:

- Report on the issuance of shares to pay dividends to the existing shareholders,
- Resolutions of the General Meeting of Shareholders approving the issuance of shares to pay dividends,
- Decision of the Board of Directors approving the implementation and documentation of 2021 dividend payment plan to existing shareholders,
- Audited separate and consolidated financial statements for 2021,
- Other related documents (if any).

Article 3: The BOD authorizes Mr. Nguyen Van Dat – Chairman of the BOD to implement all related procedures in compliance with the Law on Enterprises, the Company’s Charter, the Law on securities and the securities market:

- To decide the issuance time and implement the share issuance to pay dividends upon obtaining approval from the State Securities Commission.
- Upon completing the share issuance to the existing shareholders, according to the actual issuance results,
 - To proceed the registration, depository, and listing of the additionally issued shares for dividend payment at the Vietnam Securities Depository and the Hochiminh Stock Exchange.
 - To proceed the necessary procedures for increasing charter capital and register for changes in business registration certificate with the Ho Chi Minh City Department of Planning and Investment;
 - To amend/supplement terms related to charter capital in the Company’s Charter and report to the next General Meeting of Shareholders.
- To decide all the other issues relating to the issuance of shares (including the supplements and amendments to complete the issuance plan) to pay 2021 dividends to shareholders as required by the competent state authorities.

Article 4: Members of the Board of Directors, the Board of Management, and related entities of Phat Dat Real Estate Development Corporation are responsible to implement this resolution.

The Resolution takes effect on the date of its signing.

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

Recipients:

- As stated in Article 4;
- Company archives

(Signed and stamped)

NGUYEN VAN DAT