

No.: 01/BC-QT

HCMC, 20th July 2022

REPORT ON CORPORATE GOVERNANCE (6 months - 2022)

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

- 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 Fax: (028) 2226 8686 Email: info@phatdat.com.vn
- Charter capital : 6,716,462,190,000 VND
- Stock code : PDR
- Corporate governance model: General Meeting of Shareholders, Board of Directors, Board of Management, and independent Audit Committee under the Board of Directors
- Regarding the internal audit: conducted

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.2022 | 08 th February 2022 | Resolution of the General Meeting of Shareholders at the 2022 extraordinary meeting (adopted in the form of written comments) |
| 02 | 01/DHDCD-NQ.2022 | 26 th March 2022 | Resolution of the General Meeting of Shareholders at the 2022 annual meeting |

II. The Board of Directors (6months - 2022)

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

| No. | Name | Position | Date becoming/no longer a BOD member | |
|-----|---------------------|---------------------------------|--------------------------------------|----------------|
| | | | Election date | Dismissal date |
| 01 | Mr. Nguyen Van Dat | Chairman | 30 th March 2018 | |
| 02 | Ms. Tran Thi Huong | Vice Chairwoman – Non-exetutive | 30 th March 2018 | |
| 03 | Mr. Nguyen Tan Danh | Vice Chairman – Non-exetutive | 30 th March 2018 | |

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| No. | Name | Position | Date becoming/no longer a BOD member | |
|-----|-------------------------|----------------------|--------------------------------------|----------------|
| | | | Election date | Dismissal date |
| 04 | Mr. Le Quang Phuc | Non-exetutive Member | 30 th March 2018 | |
| 05 | Mr. Doan Viet Dai Tu | Non-Executive Member | 30 th March 2018 | |
| 06 | Mr. Khuong Van Muoi | Independent Member | 30 th March 2018 | |
| 07 | Mr. Tran Trong Gia Vinh | Independent Member | 30 th March 2018 | |
| 08 | Mr. Le Minh Dung | Independent Member | 30 th March 2019 | |
| 09 | Bui Quang Anh Vu | BOD Member cum CEO | 25 th April 2020 | |

2. Board meetings

| No. | Name | Number of attendance | Attendance rate | Reasons for absence |
|-----|-------------------------|----------------------|-----------------|---------------------|
| 01 | Mr. Nguyen Van Dat | 17/17 | 100% | |
| 02 | Ms. Tran Thi Huong | 17/17 | 100% | |
| 03 | Mr. Nguyen Tan Danh | 12/17 | 70.6% | Business trip |
| 04 | Mr. Le Quang Phuc | 17/17 | 100% | |
| 05 | Mr. Doan Viet Dai Tu | 17/17 | 100% | |
| 06 | Mr. Khuong Van Muoi | 17/17 | 100% | |
| 07 | Mr. Tran Trong Gia Vinh | 17/17 | 100% | |
| 08 | Mr. Le Minh Dung | 17/17 | 100% | |
| 09 | Bui Quang Anh Vu | 17/17 | 100% | |

3. Supervision by the BOD over the Board of Management

Over the past time, 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 has performed well in supervising the management and administration of the BOM, ensuring that the Company's activities are stable, safe, and in compliance with statutory provisions;
- 3.3. Reviewing and approving 2022's business plan;
- 3.4. Periodically monitoring and evaluating the implementation of the 2022 business plan;
- 3.5. Convening and preparing for the 2022 extraordinary meeting by way of adopting written comments and the 2022 annual meeting of the General Meeting of Shareholders;
- 3.6. Supervising the share dividend payment to shareholders according to the resolution of the 2022 AGM
- 3.7. Strengthening supervision on risk prevention and compliance of the Company.

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

The AC carried out independent, objective work of inspection and evaluation as follows: the accountability of the Company's quarterly and semi-annual financial statements; the Company's compliance with statutory regulations, the effectiveness and efficiency of the Company's policies, regulations and procedures; the

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Company's implementation of plans to achieve strategic goals and operational objectives. Besides, the AC also recommended measures to correct and rectify errors and measures to improve internal control and corporate governance to improve the effectiveness of prevention, detection and handling of risks; the AC performed other tasks according to the operation regulations of the Audit Committee in order to contribute to improving business efficiency of the Company.

5. Resolutions/Decisions of the Board of Directors (6 months - 2019)

| No. | Resolution/Decision No. | Date | Content |
|-----|-------------------------|--------------------------------|--|
| 01 | 01/2022/QD-HDQT | 25 th January 2022 | Approving contracts or transaction between the Company and affiliated parties |
| 02 | 02/2022/QD-HDQT | 25 th January 2022 | Approving the partial transfer of Zone 4 in Nhon Hoi Ecotourism City |
| 03 | 03/2022/QD-HDQT | 28 th January 2022 | Leaving the position of the Vice President of the Company |
| 04 | 04/2022/QD-HDQT | 28 th January 2022 | The finalization of the list of shareholders for the 2022 AGM |
| 04 | 05/2022/QD-HDQT | 28 th February 2022 | The organization of the 2022 AGM of shareholders |
| 05 | 06/2022/QD-HDQT | 13 th March 2022 | Approving the business plan for the project of commercial – service, condotel, resort villa and hotel in Phuoc Hai Town, Ba Ria – Vung Tau Province |
| 07 | 07/2022/QD-HDQT | 13 th March 2022 | Approving a convertible foreign loan |
| 08 | 08A/2022/QD-HDQT | 22 nd March 2022 | Approving the first corporate bond issuance plan in 2022 |
| 09 | 08B/2022/QD-HDQT | 22 nd March 2022 | Approving the transaction between the Company and related entity |
| 10 | 09/2022/QD-HDQT | 28 th March 2022 | Approving the loan/credit/pledge and the use of assets as collateral from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Dinh Branch |
| 11 | 10/2022/QD-HDQT | 28 th March 2022 | Approving the implementation and documentation of 2020 dividend payment plan |
| 12 | 11/2022/QD-HDQT | 08 th April 2022 | The appointment of the Vice President in charge of Design |
| 13 | 12/2022/QD-HDQT | 27 th April 2022 | Approving the transaction between the Company and related entity |
| 14 | 13/2022/QD-HDQT | 29 th April 2022 | The termination of the Chief Accountant |
| 15 | 14/2022/QD-HDQT | 29 th April 2022 | The appointment of Financial Director cum Chief Accountant |
| 16 | 15/2022/QD-HDQT | 4 th May 2022 | Approving share issuance results to pay 2021 dividend, the increase in charter capital, and the amendment to the Charter |
| 17 | 16/2022/QD-HDQT | 19 th may 2022 | Approving the taking out a loan and the use of assets as collateral from Mirae Asset Vietnam |

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| No. | Resolution/Decision No. | Date | Content |
|-----|-------------------------|----------------------------|---|
| 18 | 17/2022/QD-HDQT | 15 th June 2022 | Approving the acquisition of additional shares issued for existing shareholders in Saigon-KL Realty Corporation |
| 19 | 18/2022/QD-HDQT | 22 nd June 2022 | Approving the Company's policy in subsidiaries |
| 20 | 19/2022/QD-HDQT | 22 nd June 2022 | Approving the share acquisition to own project at 197 DBP Street, Binh Thanh, HCMC |
| 21 | 20/2022/QD-HDQT | 22 nd June 2022 | Approving the transfer of shares in Saigon-KL Realty Corporation |
| 22 | 21/2022/QD-HDQT | 25 th June 2022 | The appointment of Vice President |
| 23 | 22/2022/QD-HDQT | 25 th June 2022 | Change in the title of Vice President in charge of Investment |
| 24 | 23/2022/QD-HDQT | 25 th June 2022 | Change in the title of Vice President in charge of Construction |
| 25 | 24/2022/QD-HDQT | 25 th June 2022 | Change in the title of Vice President in charge of Design |
| 26 | 25/2022/QD-HDQT | 29 th June 2022 | Approving the use of assets as collateral at a bank to secure credit obligations of a third party |

III. The Audit Committee (6 months - 2022):

1. Information about the Audit Committee:

| No. | Full name | Position | Date becoming member of the AC | Qualification |
|-----|-------------------------|----------|--------------------------------|-----------------------------------|
| 01 | Mr. Tran Trong Gia Vinh | Head | 31 st March 2021 | Master of Economics |
| 02 | Ms. Tran Thi Huong | Member | 31 st March 2021 | Bachelor of Economics |
| 03 | Mr. Le Quang Phuc | Member | 31 st March 2021 | Master of Business Administration |

2. Meetings of the AC

| No. | Full name | Number of attendance | Attendance rate | Voting rate | Reasons for absence |
|-----|-------------------------|----------------------|-----------------|-------------|---------------------|
| 01 | Mr. Tran Trong Gia Vinh | 03/03 | 100% | 100% | |
| 02 | Ms. Tran Thi Huong | 03/03 | 100% | 100% | |
| 03 | Mr. Le Quang Phuc | 03/03 | 100% | 100% | |

3. Supervision over the BOD, the BOM and shareholders:

- Checking the compliance with the provisions of current laws, the Charter and Corporate governance regulations of all units in the Company; including but not limited to inspecting the observance of laws on tax obligations, compulsory insurance and other financial obligations.
- Checking the compliance with the Company's policies, regulations and procedures of all units in the Company; assessing the suitability and effectiveness of the Company's internal control in preventing, detecting and promptly handling risks.
- Checking and reviewing the quarterly, semi-annual and annual financial statements of the Company and its Subsidiaries.

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- Discussing with the Company's independent audit company and/or its subsidiaries' to clarify arising issues and/or risks detected during the periodical independent audits for recommendations for risk management.
 - Evaluating the Company's implementation of business goals
 - Recommendations on measures: to correct and rectify errors; to improve internal control and corporate governance.
 - Monitoring, enforcing and checking the implementation result of the post-audit recommendations of the units in the Company and Subsidiaries.
 - Reporting to the Board of Directors on the activities, issues and recommendations of the Internal Audit Unit
- 4. Collaboration between the Audit Committee with the BOD, the BOM and other managing executives:**
- Increasing the supervision of the implementation of the BOM in accordance with the provisions of laws, the Company's Charter, resolutions of the GMS and the BOD, and the internal regulations, rules and processes of the Company; increasing the inspection and supervision of the BOM's implementation results of the objectives, plans and assigned tasks.
 - Carrying out periodic audits according to the annual audit plan approved by the BOD and non-scheduled audits (at the request of the BOD); at the same time coordinating with the BOD, the BOM and other units in the Company to improve and enhance the internal control of the Company;
 - Regularly checking and monitoring the activities of the units in the Company and giving recommendations to improve corporate governance and risk management.
- 5. Other activities of the AC (if any):**
- Conducting internal audits at Subsidiaries.

IV. The Board of Management

| No. | Full name | Date of birth | Qualification | Date becoming/no longer a BOM member |
|-----|---|--------------------------------|-----------------------------------|--|
| 01 | Mr. Bui Quang Anh Vu – CEO | 04 th November 1975 | Master of Economics | Appointed on 27 th April 2020 |
| 02 | Mr. Nguyen Thanh Thao – Vice President in charge of Finance | 25 th August 1978 | Bachelor of Economics | Dismissed from 28 th January 2022 |
| 03 | Mr. Duong Hong Cam – Vice President | 10 th April 1977 | Master of Business Administration | Appointed on 3 rd May 2021 |
| 04 | Mr. Nguyen Dinh Tri – Vice President | 20 th August 1974 | Construction Engineering | Appointed on 3 rd May 2021 |
| 05 | Mr. Truong Ngoc Dung – Vice President | 28 th July 1984 | Master of Project Management | Appointed on 8 th April 2022 |
| 06 | Mr. Nguyen Khac Sinh – Vice President | 20 th January 1978 | Master of Construction Mechanics | Appointed on 25 th June 2022 |

V. Chief accountant

| No. | Full name | Date of birth | Qualification | Date of appointment/dismissal |
|-----|---------------------------|-----------------------------|-----------------------------------|--|
| 01 | Ms. Nguyen Thi Thuy Trang | 29 th March 1981 | Master of Economics | Dismissed from 29 th April 2022 |
| 02 | Ms. Le Thi Thu Huong | 15 th May 1976 | Bachelor of Accounting - Auditing | Appointed on 29 th April 2022 |

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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 6th June 2017, guiding on corporate governance of public companies, effective from 1st August 2017, has dismissed the regulations on participating in trainings on 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 (6 months - 2022) 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 of issue, place of issue | Address | Transaction time | GMS or BOD' Resolution No. | Content, quantity and value of the transaction | Note |
|-----|----------------------------------|-------------------------------|--|---|-----------------------------|----------------------------|--|------|
| 01 | Mr. Nguyen Van Dat | BOD Chairman | 030070006789 | 39 Pham Ngoc Thach, Vo Thi Sau Ward, District 3, HCMC | 22 nd March 2022 | 08B/2022/QD-HDQT | Phat Dat Holding Co., Ltd., with Mr. Nguyen Van Dat as the Chairman, using assets to secure the first corporate bond issuance in 2022 of Phat Dat Company. | |
| 02 | Mr. Nguyen Van Dat | BOD Chairman | 030070006789 | 39 Pham Ngoc Thach, Vo Thi Sau Ward, District 3, HCMC | 27 th April 2022 | 12/2022/QD-HDQT | Phat Dat Holding Co., Ltd., with Mr. Nguyen Van Dat as the Chairman, using assets to secure obligations of bonds issued in 2021 by Phat Dat Company. | |
| 03 | Mr. Nguyen Van Dat | BOD Chairman | 030070006789 | 39 Pham Ngoc Thach, Vo Thi Sau Ward, District 3, HCMC | 28 th March 2022 | 09/2022/QD-HDQT | Mr. Nguyen Van Dat using his assets to secure Phat Dat Corporation's loans from Vietcombank – Tan Dinh Branch | |
| 04 | Mr. Nguyen Van Dat | BOD Chairman | 030070006789 | 39 Pham Ngoc Thach, Vo Thi Sau Ward, District 3, HCMC | 19 th May 2022 | 16/2022/QD-HDQT | Mr. Nguyen Van Dat using his assets to secure Phat Dat Corporation's loans from Mirae Asset Vietnam | |

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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

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*)

- 2022: a consulting contract with BDSC Management Consulting Corporation, of which Mr. Le Quang Phuc – BOD member, is the affiliated person.
- 2022: a human resource service agreement with Sustainable Solution Consulting Company Limited, of which Mr. Tran Trong Gia Vinh – 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 (6 months - 2022):

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 | 297,690,510 | 60.411% | 332,150,160 | 49.453% | Received dividend in shares. Captial contribution |
| 02 | Nguyen Thi Minh Thu | Related person of Mr. Nguyen Van Dat | 4,385,553 | 0.89% | 5,977,508 | 0.890% | Received dividend in shares. |
| 03 | Phat Dat Holdings Ltd. | Related entity of Mr. Nguyen Van Dat | 0 | 0% | 73,602,000 | 10.958% | Captial contribution |
| 04 | Nguyen Van Dung | Related person of Mr. Nguyen Van Dat | 5,000 | 0.001% | 6,815 | 0.001% | Received dividend in shares. |
| 05 | Tran Thi Huong | BOD Vice Chairwoman | 1,953,408 | 0.396% | 2,662,494 | 0.396% | Received dividend in shares. |
| 06 | Nguyen Tan Danh | BOD Member | 2,492,775 | 0.506% | 3,397,652 | 0.506% | Received dividend in shares. |
| 07 | Bui Quang Anh Vu | BOD member cum CEO | 2,355,911 | 0.478% | 3,211,105 | 0.478% | Received dividend in shares. |
| 08 | Le Quang Phuc | BOD Member | 1,148,192 | 0.233% | 1,564,985 | 0.233% | Received dividend in shares. |
| 09 | Doan Viet Dai Tu | BOD Member | 871,690 | 0.177% | 1,188,113 | 0.177% | Received dividend in shares. |
| 10 | Tran Trong Gia Vinh | BOD Member | 856 | 0.00018% | 19,100 | 0.003% | Received dividend in shares, |

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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 | |
| | | | | | | | Restructured investment portfolio. |
| 11 | Nguyen Thi Kim Cuong | Related person of Mr. Tran Trong Gia Vinh | 88,595 | 0.02% | 87,300 | 0.013% | Received dividend in shares, Restructured investment portfolio. |
| 12 | Nguyen Thanh Thao | Vice President | 130,022 | 0.028% | 177,994 | 0.026% | Received dividend in shares, Restructured investment portfolio. |
| 13 | Nguyen Dinh Tri | Vice President | 80,000 | 0.016% | 109,040 | 0.016% | Received dividend in shares. |
| 14 | Duong Hong Cam | Vice President | 80,000 | 0.016% | 108,040 | 0.016% | Received dividend in shares. |
| 15 | Truong Ngoc Dung | Vice President | 69,701 | 0.014% | 95,001 | 0.014% | Received dividend in shares. |
| 16 | Nguyen Khac Sinh | Vice President | 98,952 | 0.018% | 98,952 | 0.014% | |
| 17 | Co Thi Thanh Lien | Deputy Head of Internal Audit Unit | 31,200 | 0.006% | 42,525 | 0.006% | Received dividend in shares. |
| 18 | Phan Huy Han | In charge of Corporate Governance | 10,000 | 0.002% | 17,630 | 0.003% | Received dividend in shares, Restructured investment portfolio. |
| 19 | Tran Thi Hoai An | In charge of Corporate Governance | 143,000 | 0.029% | 194,909 | 0.029% | Received dividend in shares. |
| 20 | Le Nhu Duc | Related person of Ms. Tran Thi Hoai An | 109,300 | 0.022% | 148,975 | 0.022% | Received dividend in shares. |

IX. Other significant issues:

- On 24th May 2022, The Company signed an audit contract with Earnst & Young Vietnam Limited Company to perform the audit of interim financial statements and financial statements of the fiscal year ended on 31st December 2022 according to Vietnamese accounting standards, Vietnamese accounting regime for enterprises and relevant laws.
- Under the scope of authorization by the GMS, the Company amended Article 7 (regarding the change in charter capital due to the share issuance to pay dividend.)
- Decision No. 282/QD-SGDHCM dated 6th May 2022 of Ho Chi Minh Stock Exchange regarding the change in listed information:
 - + Number of registered shares before the change: 492,771,916 shares
 - + Number of additional shares: 178,874,303 shares
 - + Number of registered share after the change: 671,646,219 shares

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+ Date of effectiveness: 10th May 2022

+ Reason for change: additional registration for dividend shares paid to existing Shareholders.

Respectfully.

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
CHAIRMAN OF THE BOARD OF DIRECTORS

(Signed and stamped)

NGUYEN VAN DAT

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PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

LIST OF AFFILIATED PERSONS OF THE COMPANY

| No. | Nêm 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 | | | 2018 | | Elected to the BOD for the office term 2018- 2023 | Internal person |
| 2 | Bui Quang Anh Vu | | BOD Member | | | 2020 | | Elected to the BOD for the office term 2020- 2023 | Internal person |
| | | | CEO | | | 2020 | | | |
| 3 | Tran Thi Huong | | BOD Vice Chairwoman | | | 2018 | | Elected to the BOD for the office term 2018- 2023 | Internal person |
| 4 | Le Quang Phuc | | BOD Member | | | 2018 | | Elected to the BOD for the office term 2018- 2023 | Internal person |
| 5 | Doan Viet Dai Tu | | BOD Member | | | 2018 | | Elected to the BOD for the office term 2018- 2023 | Internal person |
| 6 | Nguyen Tan Danh | | BOD Vice Chairman | | | 2018 | | Elected to the BOD for the office term 2018- 2023 | Internal person |

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| No. | Nêm 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 |
|-----|------------------------------------|----------------------------------|--|---|---------|---|---|--|-------------------------------------|
| 7 | Khuong Van Muoi | | BOD Member | | | 2018 | | Elected to the BOD for the office term 2018- 2023 | Internal person |
| 8 | Tran Trong Gia Vinh | | BOD Member | | | 2018 | | Elected to the BOD for the office term 2018- 2023 | Internal person |
| 9 | Le Minh Dung | | BOD Member | | | 2019 | | Elected to the BOD for the office term 2019- 2023 | Internal person |
| 10 | Duong Hong Cam | | Vice President | | | 3th May 2021 | | Appointed | Internal person |
| 11 | Nguyen Dinh Tri | | Vice President | | | 3th May 2021 | | Appointed | Internal person |
| 12 | Truong Ngoc Dung | | Vice President | | | 8 th April 2021 | | Appointed | Internal person |
| 13 | Nguyen Khac Sinh | | Vice President | | | 25 th June 2022 | | Appointed | Internal person |
| 14 | Le Thi Thu Huong | | Financial Director cum Chief Accountant | | | 29 th April 2022 | | Appointed | Internal person |
| 15 | Co Thi Thanh Lien | | Deputy Head of Internal Audit Unit | | | 7 th July 2021 | | Appointed | Internal person |

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| No. | Nêm 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 |
|-----|---|----------------------------------|---|---|---------|---|---|---------------------------------------|---|
| 16 | Phan Huy Han | | In charge of Corporate Governance | | | 2018 | | Appointed for the period 2018-2023 | Internal person |
| 17 | Tran Thi Hoai An | | In charge of Corporate Governance | | | 2018 | | Appointed for the period 2018-2023 | Internal person |
| | Affiliated organization | | | | | | | | |
| 01 | DK Phu Quoc Corporation | | Subsidiary | | | 2018 | | | Acquire contributed capital to own a subsidiary |
| 02 | Coinin Construction Investment Infrastructure | | Subsidiary | | | 2018 | | | Acquire contributed capital to own a subsidiary |
| 03 | Ngo May Real Estate Investment Joint Stock Company | | Subsidiary | | | 2019 | | | Contribute capital to make it a subsidiary |
| 04 | Ben Thanh - Long Hai Corporation | | Subsidiary | | | 2020 | | | Acquire shares to make it a subsidiary |
| 05 | Phat Dat Industrial Park Investment Joint Stock Company | | Subsidiary | | | 2020 | | | Contribute capital to make it a subsidiary |
| 06 | Serenity Investment Corporation | | Subsidiary | | | 2020 | | | Acquire shares to make it a subsidiary |
| 07 | Binh Duong Building Real Estate Investment and Development Corporation | | Subsidiary | | | 2021 | | | Acquire shares to make it a subsidiary |

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| No. | Nêm 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 |
|-----|--|----------------------------------|----------------------------|---|---------|---|---|---------|--|
| 08 | Hoa Phu Building Real Estate Investment and Development Corporation | | Subsidiary | | | 2021 | | | Phat Dat's ownership via a subsidiary |
| 09 | Thien Long Building Real Estate Investment and Development Corporation | | Subsidiary | | | 2021 | | | Phat Dat's ownership via a subsidiary |
| 10 | Phat Dat Real Estate Trading and Services Corporation | | Subsidiary | | | 2021 | | | Contribute capital to make it a subsidiary |
| 11 | Bac Cuong Investment Joint Stock Company | | Subsidiary | | | 2021 | | | Acquire shares to make it a subsidiary |
| 12 | PDP Project Construction Investment Limited Company | | Affiliate | | | 2018 | | | Contribute capital to make it an affiliate |
| 13 | BIDICI Real Estate Joint Stock Company | | Affiliate | | | 2020 | | | Contribute capital to make it an affiliate |

HCMC, 20th July 2022

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

(Signed and stamped)

NGUYEN VAN DAT

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PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

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 |
|----------|------------------------------------|----------------------------------|----------------------------|---|---------|--|------------|---------------------------|
| 1 | Nguyen Van Dat | | BOD Chairman | | | 332,150,160 | 49.453% | |
| 1.1 | Doan Thi Trang | | | | | | | Mother |
| 1.2 | Nguyen tan Danh | | BOD Vice Chairman | | | 3,397,652 | 0.506% | Child |
| 1.3 | Phan Thi Thanh Hieu | | | | | | | Daughter-in- law |
| 1.4 | Nguyen Thi Minh Thu | | | | | 5,977,508 | 0.89% | Child |
| 1.5 | Nguyen Thi Anh Thu | | | | | | | Child |
| 1.6 | Nguyen Van Dung | | Inventory Clerk | | | 6,815 | 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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| 1.18 | Phat Dat Group Co., Ltd. | | | | | 73,602,000 | 10.958% | Affiliated company |
| 2 | Tran Thi Huong | | Vice Chairwoman/ Authorized person for information disclosure | | | 2,662,494 | 0.396% | |
| 2.1 | Huynh Thi Xuan | | | | | | | Mother |
| 2.2 | Tran Van Lon | | | | | | | Spouse |
| 2.3 | Tran Thi Hoai An | | In charge of Corporate Governance | | | 194,909 | 0.029% | Child |
| 2.4 | Le Nhu Duc | | | | | 148,975 | 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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| 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 |
| 3 | Le Quang Phuc | | BOD Member | | | 1,564,985 | 0.233% | |
| 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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| 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 | Bac Cuong Investment Joint Stock Company | | CEO | | | | | Affiliated company |
| 4 | Doan Viet Dai Tu | | BOD Member | | | 1,188,113 | 0.177% | |
| 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 |
| 4.4 | Doan Viet Valentin Raphael Thao | | | | | | | Child |
| 4.5 | Roberto Manzi | | | | | | | Son-in-law |

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| 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 |
| 5 | Nguyen Tan Danh | | BOD Vice Chairman | | | 3,397,652 | 0.506% | |
| 5.1 | Nguyen Van Dat | | BOD Chairman | | | 332,150,160 | 49.453% | Father |
| 5.2 | Nguyen Thi Dieu Hien | | | | | | | Mother |
| 5.3 | Nguyen Thi Minh Thu | | | | | 5,997,508 | 0.89%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 |
| 6 | Khuong Van Muoi | | BOD Member | | | | | |
| 6.1 | Bui Thi Phuoc | | | | | | | Spouse |
| 6.2 | Khuong Ngoc Huy | | | | | | | Child |

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| 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 |
| 7 | Tran Trong Gia Vinh | | BOD Member | | | 19,100 | 0.003% | |
| 7.1 | Tran Trong Phuc | | | | | | | Father |
| 7.2 | Nguyen Thi Kim Cuong | | | | | 87,300 | 0.013% | 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 |
| 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 |

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| 8 | Le Minh Dung | | BOD Member | | | | | |
| 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 | | CEO | | | | | Affiliated company |
| 9 | Bui Quang Anh Vu | | BOD Member cum CEO | | | 3,211,105 | 0.478% | |
| 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 |
| 9.5 | Bui Nguyen Kim Phuc | | | | | | | Child |
| 9.6 | Nguyen Van Mo | | | | | | | Father-in-law |
| 9.7 | Tran Thi Liem | | | | | | | Mother-in-law |

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| 10 | Nguyen Thanh Thao | | Vice President of Finance | 008780000583 | | 177,994 | 0.026% | |
| 10.1 | Nguyen Thanh Lien | | | 300116703 | | | | Mother |
| 10.2 | Nguyen Thanh Tam | | | 301106933 | | | | Sibling |
| 10.3 | Pham Hoang Chung | | | 300989438 | | | | Sister-in-law |
| 10.4 | Nguyen Thanh Trung | | | 3010844782 | | | | Sibling |
| 10.5 | Nguyen Trung Hau | | | 301165721 | | | | Sibling |
| 10.6 | Nguyen Thi Be Muoi | | | 301164690 | | | | Sibling |
| 10.7 | Nguyen Nhat Minh | | | | | | | Child |
| 11 | Duong Hong Cam | | Vice President | | | 109,040 | 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 |
| 11.11 | Huynh Cong Triet | | | | | | | Brother-in-law |
| 11.12 | Nguyen Ngoc Son | | | | | | | Brother-in-law |
| 11.13 | Ly Thuan Dung | | | | | | | Sister-in-law |

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| 11.14 | Do Thi Mien | | | | | | | Mother-in-law |
| 12 | Nguyen Dinh Tri | | Vice President | | | 109,040 | 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 |
| 13 | Truong Ngoc Dung | | Vice President | | | 95,001 | 0.014% | |
| 13.1 | Hoang Thi Phuong Htao | | | | | | | Spouse |
| 13.2 | Truong Ngoc Hoang Quan | | | | | | | Child |
| 13.3 | Truong Ngoc Hoang Phat | | | | | | | Child |
| 13.4 | Truong Ngoc Nhi | | | | | | | Father |
| 13.5 | Ly Thi Hong | | | | | | | Mother |
| 13.6 | Truong Ngoc Hung | | | | | | | Sibling |
| 13.7 | Nguyen Thi Kieu | | | | | | | Sister-in-law |
| 13.8 | Huynh Duc Khoi | | | | | | | Father-in-law |
| 13.9 | Vo Thi Van | | | | | | | Mother-in-law |
| 14 | Nguyen Khac Sinh | | Vice President | | | 98,952 | 0.014% | |
| 14.1 | Nguyen Thi Hien | | | | | | | Mother |
| 14.2 | Ha Quang Minh | | | | | | | Father-in-law |
| 14.3 | Bui Thi Hong | | | | | | | Mother-in-law |

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| 14.4 | Ha Quang Kim Anh | | | | | | | Spouse |
| 14.5 | Nguyen Ha Bao Chau | | | | | | | Child |
| 14.6 | Nguyen Khac Son | | | | | | | Child |
| 14.7 | Nguyen Khac Sang | | | | | | | Sibling |
| 14.8 | Le Thi Thuy | | | | | | | Sibling |
| 15 | Le Thi Thu Huong | | Chief Accountant cum Financial Director | | | | | |
| 15.1 | Le Van Ai Quoc | | | | | | | Father |
| 15.2 | Hua Thi Thu My | | | | | | | Mother |
| 15.3 | Nguyen Thanh Viet | | | | | | | Spouse |
| 15.4 | Nguyen Le Minh Huyen | | | | | | | Child |
| 15.5 | Nguyen Le Minh Phat | | | | | | | Child |
| 15.6 | Le Thi Thu Lan | | | | | | | Sibling |
| 15.7 | Lam Chi Nguyen | | | | | | | Brother-in- law |
| 15.8 | Nguyen Thi Tam | | | | | | | Mother-in-law |
| 16 | Nguyen Thi Thuy Trang | | Chief Accountant | | | | | Dismissed from 29 th April 2022 |
| 16.1 | Nguyen Xuan Thang | | | | | | | Father |
| 16.2 | Tran Thi Hai Yen | | | | | | | Mother |
| 16.3 | Nguyen Dang ho | | | | | | | Child |
| 16.4 | Nguyen Dang Quang | | | | | | | Child |
| 16.5 | Nguyen Xuan Nam | | | | | | | Sibling |

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| 16.6 | Nguyen Phan Hoai An | | | | | | | Sister-in-law |
| 17 | Co Thi Thanh Lien | | Deputy Head of the Internal Audit Unit | | | 31,200 | 0.006% | |
| 17.1 | Co Van Ngo | | | | | | | Sibling |
| 17.2 | Nguyen Thi Thinh | | | | | | | Sister-in-law |
| 17.3 | Co Thanh Binh | | | | | | | Sibling |
| 17.4 | Nguyen Bich Ngoc | | | | | | | Sister-in-law |
| 17.5 | Co Thanh Lam | | | | | | | Sibling |
| 17.6 | Nguyen Thi Cam Tu | | | | | | | Sister-in-law |
| 17.7 | Co Thi Thanh Liem | | | | | | | Sibling |
| 18 | Phan Huy Han | | In charge of Corporate Governance | | | 10,000 | 0.002% | |
| 18.1 | Phan Thanh Hai | | | | | | | Father |
| 18.2 | Nguyen Thi Kim Ngoc | | | | | | | Mother |
| 18.3 | Nguyen Tu Quynh | | | | | | | Spouse |
| 18.4 | Pghan Quoc Huy | | | | | | | Sibling |
| 18.5 | Nguyen Thi Hai Linh | | | | | | | Sister-in-law |
| 18.6 | Phan Nguyen Hung | | | | | | | Sibling |
| 18.7 | Nguyen Huu Ninh | | | | | | | Father-in-law |
| 18.8 | Nguyen Thi Kim Lan | | | | | | | Mother-in-law |
| 19 | Tran Thi Hoai An | | In charge of Corporate Governance | | | 143,000 | 0.029% | |
| 19.1 | Tran Van Lon | | | | | | | Father |

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| 19.2 | Tran Thi Huong | | | | | | | Mother |
| 19.3 | Le Nhu Duc | | | | | | | Spouse |
| 19.4 | Le Nhu Tiem | | | | | | | Father-in-law |
| 19.5 | Phan Thi Khanh | | | | | | | Mother-in-law |
| 19.6 | Le Tran Anh Duong | | | | | | | Child |
| 19.7 | Tran Thi Thanh Nhan | | | | | | | Sibling |

HCMC, 20th July 2022

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

(Signed and stamped)

NGUYEN VAN DAT