

EXTRAORDINARY INFORMATION DISCLOSURE

To: - **HO CHI MINH STOCK EXCHANGE (HOSE).**

1. Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION (“PHAT DAT CORPORATION”)**

– Stock code: PDR

– 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

2. Content of information disclosure:

Approving the use of assets, which are the ownership and exploitation right of the apartment project at No. 239 Cach Mang Thang Tam Street, Ward 4, District 3, HCMC of the Investor AKYN Service Trading Investment JSC (BRC No. 0312558047) - a related party of Mr. Nguyen Van Dat – BOD Chairman and Mr. Nguyen Tan Danh – BOD Vice Chairman, as collateral to secure obligations of Phat Dat Corporation with third parties related to the First, Third, Sixth and Seventh Bond Issuances in 2021 and The First Bond Issuance in 2022 (including bond codes PDRH2123001, PDRH2123003, PDRH2123006, PDRH2123007 and PDRH2224001).

Approving contracts and transactions between Phat Dat Corporation and the related party, AKYN Service Trading Investment JSC (BRC No. 0312558047), including but not limited to pledge/mortgage contracts, supplements to collateral management agreements or appendices, if any, to implement the above content.

3. This information was published on the Company’s website on 14th November 2022 at <https://www.phatdat.com.vn/thong-bao-co-dong/>.

We hereby declare that the abovementioned information is true and correct, and we shall be legally responsible for the information disclosed.

Attachments:

- Resolution of the BOD No. 43/2022/QD-HDQT dated 14th November 2022

Recipients:

- As stated above,
- Company archives.

**Representative of the Organization
PERSON AUTHORIZED TO DISCLOSE INFORMATION
VICE CHAIRWOMAN OF THE BOD**

(Signed and stamped)

TRAN THI HUONG

RESOLUTION OF THE BOARD OF DIRECTORS

“Re: Approving the use of assets of a related party to secure the Company's obligations”

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 (“Phat Dat Corporation”);*
- *Meeting minutes of the Board of Directors (“BOD”) of the Company.*

RESOLVED

Article 1: To approve the use of assets, which are the ownership and exploitation right of the apartment project at No. 239 Cach Mang Thang Tam Street, Ward 4, District 3, HCMC of the Investor AKYN Service Trading Investment JSC (BRC No. 0312558047) - a related party of Mr. Nguyen Van Dat – BOD Chairman and Mr. Nguyen Tan Danh – BOD Vice Chairman, as collateral to secure obligations of Phat Dat Corporation with third parties related to the First, Third, Sixth and Seventh Bond Issuances in 2021 and The First Bond Issuance in 2022 (including bond codes PDRH2123001, PDRH2123003, PDRH2123006, PDRH2123007 and PDRH2224001).

Article 2: To approve contracts and transactions between Phat Dat Corporation and the related party, AKYN Service Trading Investment JSC (BRC No. 0312558047), including but not limited to pledge/mortgage contracts, supplements to collateral management agreements or appendices, if any, to implement the content mentioned in Article 1 of this Resolution.

Article 3: To assign Mr. Bui Quang Anh Vu - CEO and Legal representative of Phat Dat Corporation, based on actual situations, to decide agreement content, terms and conditions and sign transaction documents with relevant parties to implement the contents approved by the BOD in this Resolution in accordance with the laws.

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

This Resolution takes effect from the date of 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

[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.]