

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, 28th December 2022

REPORT
Share Transaction Results of Related Entity

To: - The State Securities Commission,
- Ho Chi Minh Stock Exchange,
- Phat Dat Real Estate Development Corporation.

1. Information of individual executing the transaction:
 - Name of individual: Nguyen Thi Kim Cuong
 - Nationality: Vietnamese
 - ID card No.:
 - Address:
 - Telephone:
 - Current position in the public company:
2. Information about internal person of the public company:
 - Name of internal person: Tran Trong Gia Vinh
 - Nationality: Vietnam
 - ID card/Passport No.:
 - Permanent address:
 - Telephone: Fax: Email:
 - Current position in the public company: Independent BOD Member
 - Relationship between the individual with the internal person: Mother
 - Number, ownership proportion of shares held by the internal person: 9,600 shares
3. Stock code: PDR
4. Trading account with share certificates mentioned in Point 3: at Viet Capital Securities JSC.
5. Number, ownership proportion of shares held before transaction: 82,400 shares
6. Number of shares traded: 34,900 shares
7. Transaction value (by par value): 349,000,000 VND
8. Number, ownership proportion of shares held after the transaction: 47,500 shares
9. Method of transaction: matching order.
10. Trading time: from 21st December 2022 to 27th December 2022
11. Reason for incomplete transaction: unfavorable prices

Reporting individual

(Signed)

Nguyen Thi Kim Cuong

[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.]