

**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](mailto:info@phatdat.com.vn)
2. Content of information disclosure: To approve transactions between the Company and related parties arising in 2023.
3. This information was published on the Company’s website on 7th March 2023 at <https://www.phatdat.com.vn/en/announcements/>

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

Attachments:

- BOD Resolution No.  
10/2023/QD-HDQT  
dated 6<sup>th</sup> March 2023

Recipients:

- As stated above,
- Company archives.

**REPRESENTATIVE OF THE ORGANIZATION  
PERSON IN CHARGE OF INFORMATION DISCLOSURE  
VICE CHAIRWOMAN OF THE BOD**

(Signed and stamped)

**TRAN THI HUONG**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**Re: Approving transaction between the Company and related parties arising in 2023**

**THE BOARD OF DIRECTORS**

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**

**Pursuant to:**

- *The Law on Enterprises No. 59/2020/QH14 dated 17<sup>th</sup> June 2020;*
- *The Charter of Phat Dat Real Estate Development Corporation (“the Company”);*
- *The Minutes of the Board Meeting No. 06/2023/BBH-HDQT dated 6<sup>th</sup> March 2023.*

**RESOLVED**

**Article 1:** To approve transactions between the Company and related parties (the detailed list of related parties is provided in Appendix 01 attached to this Resolution) arising in 2023 with the value of each transaction being less than **10%** of the Company's total assets recorded in the latest consolidated financial statements; provided that such transactions are performed based on compliance with the Company's charter, relevant laws, and at the same time ensure the interests of the Company, its shareholders and the terms of the transaction not more disadvantageous than similar terms proposed by other independent parties; including but not limited to the transactions listed below (“**Related-Party Transactions**”):

- a. Transactions related to capital contribution, sell of contributed capital/shares/part or whole project, purchase of capital contribution/shares/part or whole project, or trade of asset (including deposit contracts/agreements for the above transactions).
- b. Business cooperation contracts (BCCs), product sale/distribution contracts, joint venture and association contracts (including deposit contracts/agreements for the above transactions)
- c. Borrowing/lending transactions; guarantee/escrow/mortgage/pledge transactions with related organizations and individuals.
- d. Transactions serving daily and regular business activities of the Company

**Article 2:** To assign Mr. Nguyen Van Dat – Board Chairman and legal representative of the Company, based on actual situations and business demands of the Company, has full right to decide on the contents and sign Related-Party Transactions (including the modification, supplementation, termination, liquidation, etc.), except for transactions with related parties of the Board Chairman.

**Article 3:** Authorize/assign the Board Chairman to consider, approve and sign transactions between the Company and related parties not listed in Appendix 01 with the value (including modification, supplementation, termination, liquidation, etc.) less than **250,000,000,000 VND** (two hundred and fifty billion VND), except for transactions with related parties of the Board Chairman.

**Article 4:** To assign the CEO - legal representative of the Company to sign Related-Party Transactions with the value (including modification, supplementation, termination, liquidation, etc.) no greater than **25,000,000,000 VND** (twenty-five billion VND), except for transactions with related parties of the CEO.

**Article 5:** Assign the Board Chairman, the CEO (or the person authorized by the Board Chairman or the CEO) and relevant departments and individuals to fully perform the obligation to notify and report details of transactions with related parties mentioned in this Resolution according to the provisions  
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of the Company's Charter, internal governance regulation, information disclosure regulation, and relevant laws.

**Article 6:** Members of the Board of Directors, Board of Management, relevant departments/devisions and related persons are responsible for implementing this Resolution in compliance with legal provisions and the Charter.

**Article 7:** This resolution takes effect from the date of signing and replaces Resolution No. 01/2023/QD-HDQT dated 3<sup>rd</sup> January 2023.

**ON BEHALF OF THE BOARD OF DIRECTORS**

**CHAIRMAN**

Recipients:

- As stated in Article 6;
- Company archives

*(Signed and stamped)*

**NGUYEN VAN DAT**

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