

RESOLUTION

2022 ANNUAL GENERAL MEETING OF SHAREHOLDERS PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter of Phat Dat Real Estate Development Corporation (“the Company”);
- Pursuant to the Meeting Minutes and Documents of the 2023 Annual General Meeting of Phat Dat Real Estate Development Corporation dated June 30, 2023, at No. 202 Hoang Van Thu Street, Ward 9, Phu Nhuan District, HCMC (Titan Ballroom, 5th Floor, Tan Son Nhat Pavillon Convention Center.)

THE GENERAL MEETING OF SHAREHOLDERS RESOLVED TO

Article 1: Approve the Share Issuance Plan to existing shareholders via public offering to increase charter capital with the following details:

- 1.1.** Approve the Share Issuance Plan to existing shareholders via public offering to increase charter capital according to Proposal No.5B dated June 30, 2023 of the Board of Directors (“BOD”).
- 1.2.** Approve the increase in charter capital corresponding to the number of shares successfully offered; Authorization to assign the BOD to carry out procedures to increase charter capital, amend the Company's Charter regarding the increase of charter capital corresponding to the number of shares successfully offered and registering the new charter capital at the HCMC Department of Planning and Investment.
- 1.3.** Approve the registration, depository, and listing of the additionally issued shares after the successful offering. Authorization to assign the BOD to carry out necessary tasks and procedures to complete the registration and depository at the Vietnam Securities Depository/Vietnam Securities Depository and Clearing Corporation, and list the additional shares on the Hochiminh Stock Exchange. (HOSE).
- 1.4.** Approve the authorization to the BOD and the BOD’s reauthorization to the Board Chairman and/or the CEO to perform necessary tasks and procedures to complete the share offering to increase charter capital, including but not limited to:
 - Deciding on the offering time, preparing necessary documents according to regulations, submitting share issuance dossiers on public offering for existing shareholders to the regulatory agency in accordance with regulations, and selecting a record date for existing shareholders to enjoy the share offering after the Company receives the Certificate of registration for offering shares to existing shareholders;
 - Deciding in detail the stock distribution plan to ensure that the total number of shares owned by all foreign investors does not exceed the foreign ownership limit as prescribed;
 - Deciding on the plan to handle the issued shares that are not fully distributed (due to the shareholders not registering to buy or having registered to buy without sufficient payment within the stipulated time, or the odd number of shares arising when rounding up);

- Modifying/supplementing documents for registration of share offering to increase charter capital at the request of the State Securities Commission;
- Deciding in detail the purpose of capital use, adjusting capital uses if deemed necessary, ensuring efficient use of capital in accordance with the Company's investment and business operations and interests of shareholders on the principle that the change in value is less than 50% of the proceeds from the offering according to current legal provisions. After adjusting the capital use purpose, the BOD shall report to the GMS at the nearest meeting;
- In addition to the above authorization, during the implementation of the Share Issuance Plan to increase charter capital, the BOD has full authority to perform other work related to the offering at the request of the State authorities and/or by the actual circumstances to ensure the validity, legality, and interests of Shareholders and the Company.

Approving rate:%

Article 2: This Resolution was duly approved at the 2023 Annual General Meeting of Shareholders of Phat Dat Real Estate Development Corporation as aforementioned. The GMS authorizes the BOD to conduct the implementation of this Resolution in accordance with legal provisions and the Company's Charter.

The Resolution takes effect from June 30, 2023.

**ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS
CHAIRMAN OF THE BOD**

NGUYEN VAN DAT