

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:
 - Periodic information disclosure about financial status;
 - Periodic information disclosure about the status of bond principal and interest payments;
 - Periodic information disclosure about the status of fulfilling commitments made to Bondholders;
 - Periodic information disclosure about the status of bond allocation.
3. This information was published on the Company’s website on August 23, 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.

**REPRESENTATIVE OF THE ORGANIZATION
LEGAL REPRESENTATIVE**

(Signed and stamped)

BUI QUANG ANH VU

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

No.: 288/2023/PD-NV

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

HCMC, August 23, 2023

“Re: Information disclosure about financial status”

To:

- HA NOI STOCK EXCHANGE,
- HO CHI MINH STOCK EXCHANGE,
- THE STATE SECURITIES COMMISSION.

Pursuant to Circular No. 122/2020/TT-BTC dated 31st December 2020 of the Ministry of Finance providing guidance on information disclosure and reporting regime under the provisions of the Government’s decree No. 153/2020/ND-CP dated 31st December 2020 promulgating on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Phat Dat Real Estate Development Corporation (“the Company”) would like to submit the periodic information disclosure about the Company’s financial status as follows:

1. Corporate information:

- Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office: F8th & F9th, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone: (028) 2666 6868 Fax: (028) 2666 8686 Email: info@phatdat.com.vn
- Type of business: publicly listed company
- Primary business lines: Doing real estate business, etc.

2. Financial status

- Reporting period: 6 months (from January 1, 2023 to June 30, 2023)
- Key financial indicators of the Company in the period:

Indicator	Unit	Previous period (2021)	This reporting period (2022)
- Owners’ equity	Billion VND	8,796.87	8,522.18
- Debt-to-equity ratio	Time	1.67	1.42
- Bond outstanding-to-equity ratio	Time	0.35	0.17
- Profit after tax	Billion VND	687.92	298.15
- Return on Equity	%	8.12	3.35
- Safety ratio in accordance with specialized laws		Not applicable	Not applicable

We hereby declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

Respectfully.

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
LEGAL REPRESENTATIVE**

Recipients:

- As stated above;
- Company archives

(signed and stamped)

NGUYEN VAN DAT

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**PHAT DAT REAL ESTATE DEVELOPMENT
CORPORATION**

No.: 289/2023/PD-NV

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

HCMC, August 23, 2023

**“Re: Periodic information disclosure about the status of
bond principal and interest payments”**

**To: - HA NOI STOCK EXCHANGE,
- HO CHI MINH STOCK EXCHANGE,
- THE STATE SECURITIES COMMISSION.**

Pursuant to Circular No. 122/2020/TT-BTC dated 31st December 2020 of the Ministry of Finance providing guidance on information disclosure and reporting regime under the provisions of the Government’s decree no. 153/2020/ND-CP dated 31st December 2020 promulgating on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Phat Dat Real Estate Development Corporation (“the Company”) would like to submit the information disclosure about the status of bond principal and interest payments as follows:

1. Corporate information:

- 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) 2666 6868
- Fax: (028) 2666 8686
- Email: info@phatdat.com.vn
- Type of business: publicly listed company
- Primary business lines: Real estate business, etc.

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2. Status of bond principal and interest payments: reporting period: semi-annual (from 1st January 2022 to 31st December 2022)

Unit: billion VND

No.	Bond code	Term	Issue date	Currency	Issue value (per par value)	Outstanding value (per par value)	Interest payment term	Payment date as planned	Interest payment			Principal payment			Reason for late/no payment (if any)
									Interest payable	Interest paid	Actual interest payment date	Principal payable	Principal paid	Actual principal payment date	
1	PDRH2123001	2 years	02/02/2021	VND	400	0	3 months		10.83	10.83		400	400		
								17/01/2023	10.83	10.83	17/01/2023	400	400	17/01/2023	
2	PDRH2123002	2 years	28/04/2021	VND	150	71.9	3 months		10.98	10.98		76.2	76.2		
								28/01/2023	4.85	4.85	30/01/2023	-	-	-	
								28/04/2023	4.75	4.75	28/04/2023	-	-	-	
								28/05/2023	0.44	0.44	26/05/2023	38.1	38.1	26/05/2023	
								28/06/2023	0.94	0.94	27/06/2023	38.1	38.1	27/06/2023	
3	PDRH2123003	2 years	07/05/2021	VND	130	45.6	3 months		6.08	6.08		84.4	84.4		
								17/01/2023	1.64	1.64	17/01/2023	65	65	17/01/2023	
								07/02/2023	2.13	2.13	07/02/2023	-	-	-	
								07/05/2023	2.06	2.06	08/05/2023	-	-	-	
								07/06/2023	0.25	0.25	07/06/2023	19.4	19.4	07/06/2023	
4	PDRH2123005	2 years	11/08/2021	VND	200	200	3 months		12.89	12.89		-	-		
								11/02/2023	6.55	6.55	13/02/2023	-	-	-	
								11/05/2023	6.34	6.34	11/05/2023	-	-	-	
5	PDRH2123006	2 years	24/09/2021	VND	270	135	3 months		9.90	9.90		135	135		
								17/01/2023	1.15	1.15	17/01/2023	135	135	17/01/2023	
								24/03/2023	4.33	4.33	24/03/2023	-	-	-	
								24/06/2023	4.42	4.42	26/06/2023	-	-	-	
6	PDRH2123007	2 years	02/12/2021	VND	475	143	3 months		10.73	10.73		143.3	143.3		
								17/01/2023	2.17	2.17	17/01/2023	143.3	143.3	17/01/2023	

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No.	Bond code	Term	Issue date	Currency	Issue value (per par value)	Outstanding value (per par value)	Interest payment term	Payment date as planned	Interest payment			Principal payment			Reason for late/no payment (if any)
									Interest payable	Interest paid	Actual interest payment date	Principal payable	Principal paid	Actual principal payment date	
								02/03/2023	4.23	4.23	02/03/2023	-	-		
								02/06/2023	4.33	4.33	02/06/2023	-	-		
7	PDRH2123008	2 years	08/12/2021	VND	300	300	12 months	-	-	-		-	-		
8	PDRH2123010	2 years	23/12/2021	VND	500	421.2	3 months	-	29.91	29.91		78.8	78.8		
								23/03/2023	14.79	14.79	22/03/2023	-	-	-	
								23/06/2023	15.12	15.12	22/06/2023	78.8	78.8	23/06/2023	
9	PDRH2224001	2 years	25/03/2022	VND	300	149.9	3 months	-	9.43	9.43		150.1	150.1		
								17/01/2023	1.06	1.06	17/01/2023	150.1	150.1	17/01/2023	
								25/03/2023	4.14	4.14	27/03/2023	-	-	-	
								25/06/2023	4.23	4.23	26/06/2023	-	-	-	

We hereby declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
LEGAL REPRESENTATIVE

Recipients:

- As stated above;
- Company archives

(Signed and stamped)

NGUYEN VAN DAT

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**PHAT DAT REAL ESTATE DEVELOPMENT
CORPORATION**

No.: 290/2023/PD-NV

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

HCMC, August 23, 2023

**“Re: Periodic information disclosure about the status
of fulfilling commitments made to Bondholders”**

**To: - HA NOI STOCK EXCHANGE,
- HO CHI MINH STOCK EXCHANGE,
- THE STATE SECURITIES COMMISSION.**

Pursuant to Decree No. 65/2022/ND-CP dated 6th September 2022, which amends and supplements some provisions of Decree No. 153/2020/ND-CP dated 31st December 2020, on the issuance and trading of private corporate bonds in the domestic market and offering corporate bonds to the international market, Phat Dat Real Estate Development Corporation ("the Company") would like to submit periodic information disclosure about the status of fulfilling commitments made to Bondholders as follows:

1. Corporate information:

- Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- ERC No.: 0303493756 issued on 13th September 2004 by HCMC Department of Planning and Investment
- Head office: F8th & F9th, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone: (028) 2666 6868 Fax: (028) 2666 8686
- Email: info@phatdat.com.vn
- Type of business: publicly listed company
- Primary business lines: Real estate business, etc.

2. Status of fulfilling commitments regarding information disclosure for each outstanding bond issue

- Status of periodic information disclosure: implemented in accordance with regulations.
- Status of disclosure of information on repurchase, exchange, conversion, exercise of rights (if any): implemented in accordance with regulations.
- Status of disclosure of other information: implemented in accordance with regulations.

3. Status of fulfilling other commitments for each outstanding bond:

- Commitment on collateral assets: implemented as committed
- Commitments according to the previous disclosure before the issuance: implemented as committed
- Commitment on the use of raising capital: implemented as committed
- Status of fulfilling commitments with bondholders: all commitments have always been implemented as committed.

We hereby declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

Respectfully,

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
LEGAL REPRESENTATIVE**

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**“Re: Periodic information disclosure about status
of fulfilling commitments with bondholders”**

**To: - HA NOI STOCK EXCHANGE,
- HO CHI MINH STOCK EXCHANGE,
- THE STATE SECURITIES COMMISSION.**

Pursuant to Circular No. 122/2020/TT-BTC dated 31st December 2020 of the Ministry of Finance providing guidance on information disclosure and reporting regime under the provisions of the Government’s decree no. 153/2020/ND-CP dated 31st December 2020 promulgating on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Phat Dat Real Estate Development Corporation (“the Company”) would like to submit an information disclosure about the status of bond principal allocation as follows:

1. Corporate information:

- Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office: F8th – F9th, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone: (028) 2666 6868
- Fax: (028) 2666 8686
- Email: info@phatdat.com.vn
- Type of business: publicly listed company
- Primary business lines: Real estate business, etc.

2. Purposes of issuance according to issuance plans

Bond code	Approved issuance document	Total value at par value (billion VND)	Number of issued bonds	Purpose of Issuance
PDRH2123001	BOD Resolution No. 05/2021/QD-HDQT dated January 29, 2021	400	4,000	To increase operating capital to finance real estate projects of the Company and its Subsidiaries, specifically Zone 2 and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area), HCMC.
PDRH2123002	BOD Resolution No. 12/2021/QD-HDQT dated April 20, 2021	150	1,500	To increase operating capital to finance real estate projects of the Company and its Subsidiaries, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing

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				subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area), HCMC.
PDRH2123003	BOD Resolution No. 17/2021/QD-HDQT dated May 4, 2021	130	1,300	To increase operating capital to finance real estate projects of the Issuer, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone in Binh Dinh province; and financing Subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area), HCMC.
PDRH2123005	BOD Resolution No. 30A/2021/QD-HDQT dated August 3, 2021	200	2,000	To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area).
PDRH2123006	BOD Resolution No. 34/2021/QD-HDQT dated September 20, 2021	270	2,700	To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area).
PDRH2123007	BOD Resolution No. 40/2021/QD-HDQT dated November 29, 2021	475	4,750	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of Zone 4, Zone 2, and Zone 9 of Nhon Hoi Ecotourism City in Nhon Hoi Economic Zone, Binh Dinh Province; and finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.
PDRH2123008	BOD Resolution No. 41/2021/QD-HDQT dated December 6, 2021	300	30,000	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of Zone 4, Zone 2, and Zone 9 of Nhon Hoi Ecotourism City in

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				Nhon Hoi Economic Zone, Binh Dinh Province; and finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.
PDRH2123010	BOD Resolution No. 47/2021/QD-HDQT dated December 21, 2021	500	5,000	To increase operating capital to finance real estate projects of the Issuer, specifically to finance the projects in Zone 4, Zone 9, and Zone 2 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone, Binh Dinh Province; and to finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC.
PDRH2224001	BOD Resolution No. 08A/2022/QD-HDQT dated March 22, 2022	300	3,000	To increase operating capital to finance real estate projects of Subsidiaries, specifically to implement: Binh Duong I & II Apartment and Commercial Complex (Astral City); Thuan An I & II mix-used apartment complex in Binh Duong Province; the commercial condotel, hotel, and villa complex in Phuoc Hai Town, Dat Do Commune, Ba Ria-Vung Tau province; the Internal technical infrastructure of Zone I (Co Dai Area) in HCMC; and the commercial and hotel tower at 223-225 Tran Phu, Phuoc Ninh Ward, Hai Chau District, Da Nang City.

3. Progress of capital allocation and disbursement

3.1. For the purpose to invest in programs and projects and restructure of capital sources: none

3.2. For the purpose to increase operating capital

No.	Purpose of Issuance	Value as in the Plan (billion VND)	Disbursement by 31 st December 2022 (billion VND)	Outstanding balance as of 31 st December 2022 (billion VND)
1	To increase operating capital to finance real estate projects of the Company and its Subsidiaries, specifically Zone 2 and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong Province and the project of the internal	400	400	0

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	technical infrastructure of Zone I (Co Dai Area), HCMC. (Bond code: PDRH2123001)			
2	To increase operating capital to finance real estate projects of the Company and its Subsidiaries, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City under the Nhon Hoi Economic zone in Binh Dinh Province; and financing subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area), HCMC. (Bond code: PDRH2123002)	150	150	71.9
3	To increase operating capital to finance real estate projects of the Issuer, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone in Binh Dinh province; and financing Subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area), HCMC. (Bond code: PDRH2123003)	130	130	45.6
4	To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area). (Bond code: PDRH2123005)	200	200	200
5	To increase operating capital to finance real estate projects of Subsidiaries, specifically to finance subsidiaries to implement the Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area). (Bond code: PDRH2123006)	270	270	135

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6	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of Zone 4, Zone 2, and Zone 9 of Nhon Hoi Ecotourism City in Nhon Hoi Economic Zone, Binh Dinh Province; and finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC. (Bond code: PDRH2123007)	475	475	143
7	To increase operating capital to finance real estate projects of the Company, specifically to finance the Projects of Zone 4, Zone 2, and Zone 9 of Nhon Hoi Ecotourism City in Nhon Hoi Economic Zone, Binh Dinh Province; and finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC. (Bond code: PDRH2123008)	300	300	300
8	To increase operating capital to finance real estate projects of the Issuer, specifically to finance the projects in Zone 4, Zone 9, and Zone 2 inside Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone, Binh Dinh Province; and to finance Subsidiaries to implement Binh Duong Commercial & Apartment Complex in Binh Duong Province and the project of the internal technical infrastructure of Zone I (Co Dai Area) in HCMC. (Bond code: PDRH2123010)	500	500	421.2
9	To increase operating capital to finance real estate projects of Subsidiaries, specifically to implement: Binh Duong I & II Apartment and Commercial Complex (Astral City); Thuan An I & II mix-used apartment complex in Binh Duong Province; the commercial condotel, hotel, and villa complex in Phuoc Hai Town, Dat Do Commune, Ba Ria-Vung	300	300	149.9

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	Tau province; the Internal technical infrastructure of Zone I (Co Dai Area) in HCMC; and the commercial and hotel tower at 223-225 Tran Phu, Phuoc Ninh Ward, Hai Chau District, Da Nang City. (Bond code: PDRH2224001)			
Total		2,725	2,725	1,466.6

3.3. For the purpose to use green bond in the domestic market: None

We declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

Respectfully.

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

LEGAL REPRESENTATIVE

Recipients:

- As stated above;
- Company archives

(Signed and stamped)

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