

**EXTRAORDINARY INFORMATION DISCLOSURE**

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

1. Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT 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 the early redemption of the PDRH2123010, PDRH2224001 bonds and the finalization of the Bondholder list to collect written opinions of Bondholders.
3. This information was published on the Company’s website on October 30, 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. 38/2023/HDQT-QD

**Representative of the organization  
Legal Representative**

*(Signed and stamped)*

**BUI QUANG ANH VU**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**Re: Approving the early bond redemption and finalizing Bondholder list to collect written opinions**

**THE BOARD OF DIRECTORS**

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**

**Pursuant to:**

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;*
- *Decree No. 153/2020/ND-CP dated December 31, 2020, prescribing private placement and trading of privately placed corporate bonds in the domestic market and offering of corporate bonds in the international market;*
- *Decree No. 65/2022/ND-CP dated September 16, 2022, amending and supplementing a number of articles of the Government’s Decree No. 153/2020/ND-CP on private placement of corporate bonds and trading of privately placed corporate bonds in the domestic market and offering of corporate bonds to the international market*
- *Decree No. 08/2023/ND-CP amending, supplementing and suspending the implementation of a number of articles of Decrees prescribing private placement and trading of privately placed corporate bonds in the domestic market and offering of corporate bonds in the international market;*
- *Decision No. 27/QD/HDTV dated August 10, 2023, of Vietnam Securities Depository and Clearing Corporation on Promulgating regulations on registration, depository and payment for privately-placed corporate bond transactions;*
- *The Charter of Phat Dat Real Estate Development Corporation (“the Company”);*
- *Meeting Minutes No. 21/2023/HDQT-BBH of the Board Meeting dated October 30, 2023.*

**RESOLVED**

**Article 1:** To approve the early redemption of Bonds PDRH2123010. Details are as follows:

- Expected redemption volume: a maximum of 2,079 (two thousand and seventy-nine) bonds.
- Par value: 100,000,000 (one hundred million) VND/bond
- Expected redemption value at par value: a maximum of 207,900,000,000 (two hundred and seven billion nine hundred million) VND.
- The payment amount is equal to the total par value of the repurchased Bonds plus accrued interest from and including the most recent Interest Payment Date (if any) until but not including the date the Issuer proceeds with the payment.
- Redemption method: Redeem directly from Bondholders at the request of the Issuer, transactions shall be made in Vietnam Dong.
- Conditions and terms of redemption: The Issuer redeems the bonds before maturity according to the provisions of the Bond Conditions
- Expected redemption date: Before December 15, 2023.

**Article 2:** To approve the early redemption of Bonds PDRH2224001. Details are as follows:

- Expected redemption volume: a maximum of 1,249 (one thousand two hundred and forty-nine) bonds.
- Par value: 100,000,000 (one hundred million) VND/bond

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- Expected redemption value at par value: a maximum of 124,900,000,000 (one hundred twenty-four billion nine hundred million) VND.
- The payment amount is equal to the total par value of the repurchased Bonds plus accrued interest from and including the most recent Interest Payment Date (if any) until but not including the date the Issuer proceeds with the payment.
- Redemption method: Redeem directly from Bondholders at the request of the Issuer, transactions shall be made in Vietnam Dong.
- Conditions and terms of redemption: in accordance with the Resolution of the Company's Bondholders passed by agreement between the Issuer and Bondholders.
- Expected redemption date: Before December 31, 2023.

**Article 3:** To approve the finalization of the Bondholder list for collecting Bondholders' written opinion about the Bond PDRH2224001; details are as follows:

- Last registration date: November 10, 2023
- Expected time for collecting written opinions: in November 2023.
- Venue: Bondholders send opinion forms to Thanh Cong Securities JSC - Representative of Bondholders, at No. 6, Ho Tung Mau Street, Nguyen Thai Binh Ward, District 1, HCMC.
- Matters that need approvals:
  - + Approving the early redemption of the Bond PDRH2224001.
  - + Other matters (if any) within the competence of the BOD.

**Article 4:** To assign Mr. Nguyen Van Dat – Board Chairman, and/or Mr. Bui Quang Anh Vu – CEO, to decide and carry out the following tasks:

- To proceed with notification, carry out negotiations and agreements with Bondholders to purchase bonds before maturity.
- To amend, supplement and decide on the redemption plan (if necessary); to decide on the redemption price, time, redemption interest rate, and related fees (if any) at each time; to sign contracts, documents, bond documents, reports; and to implement legal procedures related to the content in Article 1 and Article 2 of this Resolution following commitments to Bondholders and current legal provisions.
- To carry out procedures and sign documents related to finalizing the Bondholder list; to decide on the final registration date, time, and location; and to have full authority to decide on issues related to the collection of written opinions of Bondholders to fulfill the contents in Article 3 of this Resolution under legal provisions and the Company's Charter.
- Within the scope of the assigned work, Mr. Nguyen Van Dat and/or Mr. Bui Quang Anh Vu may re-authorize another person to represent the Company to perform the above tasks. Such authorization shall be made in writing.

**Article 5:** Members of the Board of Directors, Board of Management, and related departments of Phat Dat Real Estate Corporation are responsible for implementing this Resolution.

*This Resolution takes effect from the date of signing.*

**ON BEHALF OF THE BOARD OF DIRECTORS**

**CHAIRMAN**

Recipients:

- As stated in Article 5;
- Company archives

*(Signed and stamped)*

**NGUYEN VAN DAT**

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