

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
2. Content of information disclosure: To approve the timing of a private share placement.
3. This information was published on the Company's website on November 1, 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. 39/2023/HDQT-QD

**Representative of the organization
Legal Representative**

(Signed and stamped)

BUI QUANG ANH VU

RESOLUTION OF THE BOARD OF DIRECTORS

Re: Approving the timing of a private share placement

THE BOARD OF DIRECTORS

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and guiding documents;*
- *The Law on Securities No. 54/2019/QH14 dated November 26, 2019, and guiding documents;*
- *The Charter of Phat Dat Real Estate Development Corporation (“the Company”);*
- *Resolution No. 02/DHDCD-NQ.2023 of the 2023 Annual General Meeting of Shareholders on June 30, 2023;*
- *BOD Resolution No. 29/2023/HDQT-QD dated July 14, 2023, approving the details of the Share Issuance Plan via private placement to increase charter capital of the Company;*
- *BOD Resolution No. 31/2023/HDQT-QD dated July 14, 2023, approving the allocation of shares for each professional securities investors in the share issuance via private placement to increase charter capital;*
- *Document No. 7181/UBCK-QLCB on October 24, 2023, of the State Securities Commission regarding the registration application for the private share placement;*
- *Meeting Minutes No. 22/2023/HDQT-BBH of the Board Meeting dated November 1, 2023.*

RESOLVED

Article 1: To approve the timing for the share allocation to Investor; details are as follows:

- Time for registration and payment: From November 1, 2023 to November 30, 2023
- Registration application shall be submitted to:
 - o Phat Dat Real Estate Development Corporation
 - o Address: 8th & 9th Floors, Tower B, Viettel Complex Building, No. 285, Cach Mang Thang Tam Street, Ward 12, District 10, HCMC.
 - o Telephone: (028) 2226 6868 Fax: (028) 2226 8686
- Payment information:
 - o Beneficiary name: Phat Dat Real Estate Development Corporation
 - o Account number: 1331 0000 095 129
 - o At: Bank for Investment and Development of Vietnam (BIDV) – Nha Be Branch, HCMC
 - o Payment reference: *[Full name] nop tien mua [quantity] co phieu PDR trong dot chao ban co phan rieng le*
Example: Nguyen Van A nop tien mua 5,000 co phieu PDR trong dot chao ban co phan rieng le
(Note: The transfer fees are to be borne by senders)
- In case an investor fails to submit the required payment within the specified timeframe, or the payment is insufficient for the registered shares into the abovementioned Beneficiary account, the Board of Directors (BOD) shall decide how to handle the shares that are not subscribed for in accordance with the 2023 AGM Resolutions and in compliance with legal provisions.

[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.]

Article 2: To authorize Mr. Nguyen Van Dat – Board Chairman, and/or Mr. Bui Quang Anh Vu – CEO, with full authority to make decisions and provide guidance for the implementation of all matters related to the private placement of shares to Investors following the provided timeframe, in accordance with the Share Issuance Plan approved at the 2023 AGM and in compliance with legal provisions.

Article 3: 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 3;
- Company archives

(Signed and stamped)

NGUYEN VAN DAT

[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.]