

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 Subsidiaries putting up property rights as collateral at MBBank

3. This information was published on the Company's website on November 3, 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. 41/2023/HDQT-QD.

**Representative of the organization
Legal Representative**

(Signed and stamped)

BUI QUANG ANH VU

No.: 41/2023/HDQT-QD

HCMC, November 2, 2023

RESOLUTION OF THE BOARD OF DIRECTORS

Re: Approving Subsidiaries putting up assets as collateral at MBBank

THE BOARD OF DIRECTORS

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;*
- *The Charter of Phat Dat Real Estate Development Corporation (“Phat Dat Corporation”);*
- *Meeting Minutes No. 23/2023/HDQT-BBH of the Board Meeting dated November 2, 2023.*

RESOLVED

Article 1: To approve the two Subsidiaries of Phat Dat Corporation, namely Thien Long Building Investment and Development Real Estate JSC (ERC No. 3703021584, hereinafter referred to as "Thien Long Company") and Hoa Phu Building Investment and Development Real Estate JSC (ERC No. 3703021577, hereinafter referred to as "Hoa Phu Company"), to put off-plan property rights for current and future loans (if any) at Military Commercial Joint Stock Bank - Saigon Branch. These property rights are from Thuan An 1 & Thuan An 2 high-rise residential complexes with the two Subsidiaries as their Investors.

Article 2: To assign Ms. Tran Thi Huong (Citizenship Identity card No. 051161009721 issued by the Police Department of Administrative Management of Social Security on November 7, 2021), who is the authorized representative of Phat Dat Corporation at Binh Duong Building Real Estate Investment and Development JSC (a subsidiary with 99% of charter capital owned by Phat Dat Corporation), the authorized representative of Binh Duong Building at Thien Long Company and Hoa Phu Company, and the Board Chairwoman of Thien Long Company and Hoa Phu Company, has full authority to decide, preside over and organize the implementation of all necessary work in accordance with the law and Charters of Phat Dat Corporation, Binh Duong Building, Thien Long Company and Hoa Phu Company to implement the contents approved by the Board of Directors in this Resolution.

Within the scope of authorization, Ms. Tran Thi Huong may reassign/reauthorize another person to represent Thien Long Company and Hoa Phu Company to perform the above tasks.

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.]