

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

No. 458/2023/PD-VPHDQT

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness**

HCMC, November 29, 2023

EXTRAORDINARY INFORMATION DISCLOSURE

**To: - THE STATE SECURITIES COMMISSION
- 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: Approving adjustments to the Plan to use proceeds from the private share offering.
3. This information was published on the Company’s website on November 29, 2023 at <https://www.phatdat.com.vn/thong-bao-co-dong/>.

We hereby declare that the abovementioned information is true and correct, and we shall be legally responsible for the information disclosed.

Attachments:

- *Chairman’s Resolution No.*
04/2023/QD-CTHDQT

**Representative of the organization
Legal Representative**

(Signed and stamped)

BUI QUANG ANH VU

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DEVELOPMENT CORPORATION**

No.: 04/2023/QD-CTHDQT

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HCMC, November 29, 2023

RESOLUTION OF THE BOARD CHAIRMAN
Re: Approving adjustments to the Plan to use proceeds
from the private share offering to increase charter capital

THE BOARD CHAIRMAN
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/Phat Dat Corporation”);*
- *2023 AGM’s Resolution No. 02/DHDCD-NQ.2023 dated June 30, 2023 of the Company;*
- *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;*
- *Chairman’s Resolution No. 03/2023/QD-CTHDQT dated August 18, 2023, approving the allocation of the expected proceeds from the private share offering to settle bond principals and interests of Phat Dat Corporation;*
- *Document No. 7181/UBCK-QLCB dated October 24, 2023, of the State Securities Commission regarding the application of the share private placement of the Company;*
- *Document No. 8205/UBCK-QLCB dated November 23, 2023, of the State Securities Commission regarding the receipt of the Private Share Placement Results,*

RESOLVED

Article 1: To approve the adjustments to the Allocation plan for the proceeds from the private share placement to increase charter capital in Resolution No. 29/2023/HDQT-QD of Phat Dat Corporation. Details are as follows:

- **Reasons:** During the procedural process of the private share placement, the Company had to supplement and adjust the Issuance Profile as required/guided by the competent authority to comply with statutory regulations. Therefore, the completion time for the private share placement was longer than planned. As a result, some interest and bond principal payments specified in Resolution No. 03/2023/QD-CTHDQT became due before the Company completed the private share placement.

To ensure the rights of bondholders, Phat Dat Corporation used other capital sources (from business activities, financial activities, etc.) to make timely payments of matured bonds before the State Securities Commission approved the private share placement.

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➤ **Adjustments:**

1. **Initial Allocation plan for the proceeds from the private share placement** (as in Resolution No. 03/2023/QĐ-CTHDQT):

No.	Bond code	Original principal	Payment of principal and interest from the private placement proceeds			Note
			Principal	Interests	Sum	
1	PDRH2123006	135,000,000,000	135,000,000,000	4,423,561,644	139,423,561,644	Redeemed on mature date (Sep 24, 2023)
2	PDRH2123007	143,000,000,000	143,000,000,000	4,278,246,575	147,278,246,575	
3	PDRH2123008	300,000,000,000	150,000,000,000	36,000,000,000	186,000,000,000	
4	PDRH2123010	421,200,000,000	128,250,000,000	16,900,175,343	145,150,175,343	
5	PDRH2224001	149,900,000,000	43,750,000,000	10,044,226,438	53,794,226,438	Redeemed VND25bn before maturity (Sep 28, 2023)
TOTAL		1,149,100,000,000	600,000,000,000	71,646,210,000	671,646,210,000	

2. **Adjusted Allocation plan for the proceeds from the private share placement:**

No.	Bond code	Original principal	Payment of principal and interest from the private placement proceeds			Note
			Principal	Interests	Sum	
1	PDRH2123007	143,000,000,000	143,000,000,000	4,000,000,000	147,000,000,000	
2	PDRH2123008	300,000,000,000	300,000,000,000	34,000,000,000	334,000,000,000	
3	PDRH2123010	421,200,000,000	128,146,210,000		128,146,210,000	
4	PDRH2224001	124,900,000,000	62,500,000,000		62,500,000,000	
TOTAL		1,149,100,000,000	633,646,210,000	38,000,000,000	671,646,210,000	

Article 2: Members of the Board of Directors, Board of Management, and related departments of Phat Dat 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 2;
- Company archives

(Signed and stamped)

NGUYEN VAN DAT

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