THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, December 4, 2023

NOTICE OF SHARE TRANSACTION OF INTERNAL PERSON OF PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

To: **- The State Securities Commission,**
- Ho Chi Minh Stock Exchange,
- Phat Dat Real Estate Development Corporation.

1. Information of individual executing the transaction:

- Name of individual: **Bui Quang Anh Vu**
- Nationality: Vietnamese
- ID card/Passport No.: …
- Address:
- Telephone:… Fax: … Email: …
- Current position in the public company: Chief Executive Officer

2. Information about internal person of the public company/public fund who is the related person of individual/organization executing the transaction (in case the person executing the transaction is a related person of internal person of the public company/public fund):

- Name of internal person: …
- Nationality: …
- ID card/Passport No. or CBR No. - in case of organization) of the related person: …
- Permanent address: …
- Telephone: … Fax: … Email: …
- Currently position in the public company, the fund management company: …
- Relationship between individual/organization executing the transaction with the internal person: …
- Number, ownership proportion of shares held by the internal person (if any): …shares

3. Stock code: PDR
4. Trading account number with share certificates mentioned in Point 3: …
5. Number, ownership proportion of shares held before transaction **2,463,820** shares, equal to **0.33**%
6. Number of shares registered for selling: **1,248,397** shares
7. Transaction value (by par value): **12,483,970,000** VND
8. Number, ownership proportion of shares held after the transaction: **1,215,523** shares, equal to **0.164**%
9. Purpose of transaction: restructure investment portfolio
10. Method of transaction: matching order.
11. Trading time: from December 7, 2023 to January 5, 2024

Reporting individual

(Signed)

BUI QUANG ANH VU

Recipients:
- *As stated above.*
- *Archives.*

[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.]