

PHAT DAT INFORMS ABOUT SHARE TRANSACTIONS OF INTERNAL PERSONS

On December 4, 2023, Phat Dat Real Estate Development Corporation (HOSE: PDR) provided additional information about the share transactions of internal personnel. Mr. Bui Quang Anh Vu, CEO; Ms. Ngo Thuy Van, Chief Accountant; and Mr. Nguyen Khac Sinh, Vice President, have registered to sell over 1.5 million shares from December 7, 2023, to January 5, 2024. To access publicized notices on these transactions, as mandated by regulatory requirements, interested stakeholders can visit the official website at www.phatdat.com.vn/en/announcements/.

The individuals involved in these transactions are pivotal figures who have played instrumental roles in steering the Company through challenging periods, maintaining PDR's strong position in the real estate market. Notably, they had previously demonstrated confidence in the Company by acquiring millions of PDR shares during trying times in the real estate market. The current decision to divest shares is a logical and ordinary financial move, driven by personal financial needs or investment portfolio restructuring. It is essential to emphasize that the quantity of shares earmarked for sale is minimal and will not adversely affect the Company's liquidity.

Moreover, employees can now trade shares acquired through the Employee Stock Ownership Plan (ESOP), which was completed on November 18, 2021. The uptick in selling orders is thus reasonable, particularly in light of PDR shares exhibiting impressive recovery and growth following a general market downturn. Comparatively, the current selling prices of ESOP shares present substantial profits over the issuance price in 2021, serving both personal financial objectives and facilitating reinvestment strategies.

Notably, on November 23, 2023, Phat Dat announced the successful issuance of all 67,164,621 shares. Following this accomplishment, on December 4, 2023, the Company proudly declared the successful repurchase of VND 143 billion in Bonds PDR12103. This marks the sixth bond repurchase executed by Phat Dat since the commencement of 2023.

Bolstered by a stable financial foundation, Phat Dat remains steadfast in its commitment to bring bond outstanding down to zero by the end of this year, showcasing the Company's resilience and financial prowess.

Regards,

Investor Relations Department.