

EXTRAORDINARY INFORMATION DISCLOSURE

To: - **The State Security Commission;**
- **Ho Chi Minh Stock Exchange;**
- **Vietnam Securities Depository and Clearing Corporation.**

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 disclosure: the foreign ownership limit of the Company is 50%.
3. This information was published on the Company's website on January 11, 2024 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.

Attachment:

- Notice of the foreign ownership limit.

Representative of the organization
LEGAL REPRESENTATIVE

(Signed and stamped)

BUI QUANG ANH VU

HCMC, January 11, 2024

NOTICE OF THE FOREIGN OWNERSHIP LIMIT

To: **- THE STATE SECURITIES COMMISSION,**

Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020.

We are:

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

Stock code: PDR

Website: www.phatdat.com.vn

Address: 8th & 9th Floors, Tower B, Viettel Building, No. 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC.

Telephone: (028) 2226 6868 Fax: (028) 2226 8686 Email: info@phatdat.com.vn

We would like to inform the foreign ownership limit at our Company is 50% of charter capital.

Reason: Schedule of Specific Commitments in Services when Vietnam joined WTO; List of business lines with restricted market access for foreign investors (Appendix I) of Decree No. 31/2021/ND-CP dated March 26, 2021 of the Government, Decree No. 155/2020/ND-CP of the Government, and relevant specialized regulations. Details are as follows:

No.	(Code) Business lines	Foreign ownership limit (under international agreements)	Foreign ownership limit under relevant laws	Foreign ownership limit under equitization laws	Foreign ownership limit as in the list of sectors restricted for foreign investors	Foreign ownership limit as regulated by the Company's Charter (if any)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	6810 Doing business in real estate, land use rights in the capacity as land owner or user or lessee. In details: Doing business in residential real estate; house, warehouse and parking for lease.	Unregulated	Unregulated	Unregulated	50%	Unregulated

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(1)	(2)	(3)	(4)	(5)	(6)	(7)
2	5610 Restaurants and mobile food service activities. In details: restaurants (not operating at office).	100%	100%	Unregulated	100%	Unregulated
3	4759 Retail sale of electrical household appliances, beds, shelves, tables, chairs and the like furniture, lighting equipment and other household articles not elsewhere classified in specialized stores. In details: sale of electrical appliances.	100%	100%	Unregulated	50%	Unregulated
4	7110 Architectural and engineering activities and related technical consultancy. In details: supervision on construction and completion of civil – industrial works, investment project planning, project management, budget planning, and auction consultancy.	100%	100%	Unregulated	50%	Unregulated
5	0162 Support activities for animal production	51%	Unregulated	Unregulated	100%	Unregulated
6	0170 Hunting, trapping and related service activities (excluding services related to investigation, assessment, and exploitation of natural forests, including logging, hunting, trapping of rare and endangered wildlife, management of crop genetic resources, livestock, and microorganisms used in agriculture).	Unregulated	Unregulated	Unregulated	50%	Unregulated
7	0146 Raising of poultry (not operating at office)	Unregulated	Unregulated	Unregulated	100%	Unregulated

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(1)	(2)	(3)	(4)	(5)	(6)	(7)
8	0150 Mixed crop-livestock farming (not operating at office)	Unregulated	100%	Unregulated	100%	Unregulated
9	0164 Seed processing for propagation	Unregulated	100%	Unregulated	100%	Unregulated
10	0121 Growing of fruits	Unregulated	100%	Unregulated	100%	Unregulated
11	0125 Growing of rubber trees	Unregulated	100%	Unregulated	100%	Unregulated
12	4299 Construction of other civil engineering projects	100%	100%	Unregulated	50%	Unregulated
13	4101 Construction of residential buildings	100%	100%	Unregulated	50%	Unregulated
14	3511 Electric power generation Details: Production of hydropower, coal thermal power, gas thermal power, wind power, solar power, and other types of electricity (excluding national electricity grid transmission and control; construction and operation of multipurpose hydropower and nuclear power plants of particular significance to the socio-economic development).	100%	100%	Unregulated	50%	Unregulated
15	5510 Short-term accommodation activities. In details: hotels (not operating at office).	100%	100%	Unregulated	100%	Unregulated
16	4102 Building houses not to stay	100%	100%	Unregulated	50%	Unregulated

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(1)	(2)	(3)	(4)	(5)	(6)	(7)
17	0220 Wood logging (not operating at office) (excluding services related to investigation, assessment, and exploitation of natural forests, including logging, hunting, trapping of rare and endangered wildlife, management of crop genetic resources, livestock, and microorganisms used in agriculture).	No commitments	Unregulated	Unregulated	Restricted	Unregulated
18	4211 Construction of railways	100%	100%	Unregulated	50%	Unregulated
19	3512 Electricity transmission and distribution Details: Selling electricity to end-users (excluding national electricity grid transmission and control; construction and operation of multipurpose hydropower and nuclear power plants that are of particular significance to the socio-economic development).	Unregulated	Unregulated	Unregulated	50%	Unregulated
20	4212 Construction of roads	100%	100%	Unregulated	50%	Unregulated
21	4322 Plumbing, heat and air-conditioning installation (except installation of refrigeration equipment (freezing equipment, cold storage, ice machine, air conditioner, water chiller) using R22 refrigerant in the field of seafood processing)	100%	100%	Unregulated	50%	Unregulated
22	5221 Service activities incidental to rail transportation	70%	70%	Unregulated	70%	Unregulated
23	0128 Growing of spices and pharmaceutical crops	Unregulated	100%	Unregulated	100%	Unregulated

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(1)	(2)	(3)	(4)	(5)	(6)	(7)
24	5225 Service activities incidental to land transportation	Unregulated	Unregulated	Unregulated	50%	Unregulated
25	0210 Growing and care of forest	Unregulated	100%	Unregulated	50%	Unregulated
26	0131 Propagation and growing of annual cultivars.	Unregulated	100%	Unregulated	100%	Unregulated
27	0118 Growing of vegetables, leguminous crops and flowers	Unregulated	100%	Unregulated	100%	Unregulated
28	0132 Propagation and growing of perennial cultivars	51%	100%	Unregulated	100%	Unregulated
29	0163 Post-harvest crop activities	51%	100%	Unregulated	100%	Unregulated
30	4663 Wholesale of construction materials and other installation supplies In details: Wholesale of bamboo, rough wood and processed wood.	100%	100%	Unregulated	50%	Unregulated
31	4311 Demolition	100%	100%	Unregulated	50%	Unregulated
32	4312 Site preparation (excluding: landmine detection, explosive services, and similar activities on construction sites)	100%	100%	Unregulated	50%	Unregulated
33	4321 Electrical installation	100%	100%	Unregulated	50%	Unregulated

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(1)	(2)	(3)	(4)	(5)	(6)	(7)
34	6820 Real estate consultancy, brokerage, auction of land and land use rights. In details: Real estate brokerage, real estate services, real estate trading platform, real estate valuation, real estate consultancy (except for legal consultancy), real estate management.	100%	100%	Unregulated	100%	Unregulated
35	7020 Management consultancy activities Details: investment and planning consultancy activities (except for financial, accounting, legal consultancy).	100%	100%	Unregulated	100%	Unregulated
36	4511 Wholesale of cars and other motor vehicles. In details: sale of cars.	100%	100%	Unregulated	50%	Unregulated
37	4753 Retail sale of carpets, rugs, wall and floor coverings in specialized stores In details: sale of furniture.	100%	100%	Unregulated	50%	Unregulated
38	4752 Retail sale of hardware, paints, glass and other construction installation equipment in specialized stores In details: sale of construction equipment, machinery and materials.	100%	100%	Unregulated	50%	Unregulated
39	7490 Other professional, scientific and technical activities not elsewhere classified In details: Commercial brokerage.	100%	100%	Unregulated	50%	Unregulated

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(1)	(2)	(3)	(4)	(5)	(6)	(7)
40	0810 Quarrying of stone, sand, gravel, and clay. (Not operating at office).	Unregulated	Unregulated	Unregulated	50%	Unregulated
41	0127 Growing of tea trees	Unregulated	100%	Unregulated	100%	Unregulated
42	0126 Growing of coffee trees	Unregulated	100%	Unregulated	100%	Unregulated
Foreign ownership limit at the Company						50%

We hereby declare that we shall be legally responsible for the accuracy and truthfulness of this document.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**

Attachment:

- A valid copy of Business Registration Certificate and Certificate of Change in Business Registration Content confirming the registered business lines.

(signed and stamped)

NGUYEN VAN DAT

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