
No.: 273/2021/QĐ-HĐQT

HCMC, 7th July 2021

INFORMATION DISCLOSURE OF PRIVATE BOND PLACEMENT RESULT

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

(Enterprise Registration Certificate No. 0303493756 issued the first time on 13th September 2004 by the HCM City Department of Planning and Investment with the 31st amendment registered on 17th May 2021)

To: – HA NOI STOCK EXCHANGE

THE RESULTS OF PRIVATE BOND PLACEMENT

I. INFORMATION ABOUT THE PRIVATE BOND PLACEMENT RESULTS

1. The Enterprise Information

- Organization name: PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
- 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
- Type of business: listed company
- Primary business: real estate

2. Bond code: PDRH2122004

3. Conditions and terms of the bonds:

- Volume of bonds issued:
 - Number of bonds issued: 2,300 bonds
 - Par value: 100,000,000 VND/bond
 - Total issue value: 230,000,000,000 VND (*in words: two hundred and thirty billion VND*)
- Bond term: 01 (one) year since the Issue Date
- Bond type: bonds are non-convertible, without warrants, secured with collaterals, unsubordinated obligations of the Issuer, and are transferable freely.
- From of bond: book entry
- Nominal interest rate & interest term: 13%/year, paid once in every 3 months
- Actual interest rate: 13%/year

4. Issue date and maturity date

- Issue date: 6th July 2021
- Maturity date: 6th July 2022

5. Purpose of the issuance: Increasing operating capital to finance real estate projects of the Issuer and its Subsidiaries, specifically Zone 4, Zone 2, and Zone 9 inside Nhon Hoi Ecotourism City, Nhon

Hoi Economic Zone in Binh Dinh province; and financing Subsidiaries to implement Binh Duong Commercial and Apartment Complex in Binh Duong province and the project of the internal technical infrastructure of Zone I (Co Dai Area), HCMC.

6. Method of bond issuance

- Method of bond issuance: private placement via Bond Issuing Agents

7. Method for payment of principal and interests:

- Bond interests will be paid per interest term once in three months, starting from the issue date to the maturity date, and periodically on due dates.
- Unless the Bonds are redeemed before maturity in accordance with the Terms and Conditions of the Bonds, the principal will be paid in one lump sum at par value upon maturity.

8. Rights of Bondholders:

- To access adequate information disclosed by the Issuer and bond offering dossiers as requested.
- To receive full and timely payments of bond principal and interests and exercise other associated rights under terms and conditions of bonds and as agreed upon with the Issuer.
- To transfer, give, donate, discount or leave bonds as inheritance or use them as collateral in civil and commercial transactions in accordance with provisions of law.

9. Method of exercising rights: none

10. Commitment to guarantee:

- Type of collaterals: All Bonds are secured with assets of the Third Party according to the regulations on secured transactions.
- Collaterals: 6,745,000 (six million seven hundred and forty-five thousand) shares of Phat Dat Real Estate Development Corporation (stock code: PDR). PDR shares are listed on Ho Chi Minh Stock Exchange (HOSE), so the value of PDR shares may vary according to the PDR ticker's trading price on HOSE. The quantity and the value of the collaterals may increase/decrease, depending on the agreements of related parties shown on the Bond Documents and/or actual situations.

11. Redemption of bonds before maturity

Bonds shall be redeemed upon maturity except for forced redemption of bonds before maturity due to the Issuer breaching agreements in accordance with Terms and Conditions of the Bonds.

II. INVESTORS OF THE BONDS:

1. List of Investors

No.	Investors of the Bonds	Holding value (billion VND)	Proportion (%)
I	Domestic Investors	230	100.00
1	Institutional Investors	130	56.52
2	Individual Investors	100	43.48
II	Foreign Investors	-	-
1	Institutional Investors	-	-
2	Individual Investors	-	-
	Total	230	100.00

2. Composition of Investors

No.	Investors of the Bonds	Quantity	Proportion (%)
I	Domestic Investors	2	100.00
1	Institutional Investors	1	56.52
	a) <i>Credit institutions (according to the Law on credit institutions)</i>	-	-
	b) <i>Securities companies</i>	1	56.52
	c) <i>Securities investment funds</i>		
	d) <i>Insurance companies</i>		
	e) <i>Other institutions</i>		
2	Individual Investors	1	43.48
	<i>Total domestic investors</i>	<i>1</i>	<i>43.48</i>
II	Foreign Investors	-	-
1	Institutional Investors	-	-
	a) <i>Credit institutions (according to the Law on credit institutions)</i>	-	-
	b) <i>Securities companies</i>	-	-
	c) <i>Securities investment funds</i>	-	-
	d) <i>Insurance companies</i>	-	-
	e) <i>Other institutions</i>	-	-
2	Individual Investors	-	-
	<i>Total foreign investors</i>	<i>-</i>	<i>-</i>
	Total	2	100.00

III. RELATED PARTIES

➤ CONSULTANTS / ISSUING AGENTS / COLLATERAL MANAGEMENT AGENTS / DEPOSITORY & REGISTRATION AGENTS / BONDHOLDER REPRESENTATIVES

HAIPHONG SECURITIES JOINT STOCK COMPANY

- Head office : No. 24, Cu Chinh Lan Street, Minh Khai Ward, Hai Phong City
- Telephone : (0225) 3842 335
- Fax : (0225) 3746 226

Respectfully./.

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
CHAIRMAN OF THE BOARD OF DIRECTORS**

Recipients:

- As stated above
- Company's Archives

(Signed and sealed)

NGUYEN VAN DAT