

**INFORMATION DISCLOSURE
THE RESULTS OF THE FIRST PRIVATE BOND PLACEMENT IN 2020**

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 27th amendment registered on 7th May 2020)

To: – **HA NOI STOCK EXCHANGE**
Cc: – **THE STATE SECURITIES COMMISSION**
– **HO CHI MINH STOCK EXCHANGE**

INFORMATION ABOUT THE PRIVATE BOND PLACEMENT RESULTS

I. INFORMATION ABOUT THE BOND ISSUANCE 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

2. Conditions and terms of the Bonds:

- Total bond value to be issued: 100,000,000,000 VND (*One hundred billion VND*)
- Bond term: 01 (one) year since the Issue Date
- Par value: 100,000,000 VND (*One hundred million VND*)
- Bond type: Bonds are non-convertible, without warrant, and secured with collaterals.
- Form of Bond: book entry
- Nominal interest rate & interest term: 13%/year, paid once in every 3 months
- Actual interest rate: 13%/year

3. Actual issued bonds

- Actual number of issued Bonds: 1,000 Bonds (*One thousand Bonds*)
- Actual issue value: 100,000,000,000 VND (*One hundred billion VND*)

4. Issuance method and timeline

- Method of issuance: private placement via Bond Issuing Agents
- Issuance date: 16th June 2020

5. Method of principal and interest payments:

- Bond interests will be paid per interest term once in three months, starting from the issue date to maturity date, and periodically on due dates.
- Except for bond redemption before maturity due to violations of Bonds’ Terms and Conditions, principals shall be paid in one lump sum at par value on the maturity date.

6. Institutions participating in the issuance

- Consulting Agent: Thanh Cong Securities Joint Stock Company
- Registrar And Transfer Agent: Thanh Cong Securities Joint Stock Company
- Bondholder Representative: Thanh Cong Securities Joint Stock Company
- Collateral Management Agent: Ho Chi Minh City Securities Corporation

7. Rights of Bondholders:

- To receive full and timely payments of bond principal and interests on due dates; to exercise other associated rights under terms and conditions of the issued bonds.
- To use the bonds to transfer, give, donate, discount or leave as inheritance; to use the bonds as collaterals in civil and commercial transactions in accordance with provisions of the laws.

8. Method of exercising rights: none

9. Commitment to guarantee:

- Type of collaterals: all bonds are secured with assets of Third Party.
- Collaterals: Shares of Phat Dat Real Estate Development Corporation (PDR)
 - + Quantity: 9,150,000 (*nine million one hundred and fifty thousand*) PDR shares
 - + Par value: 10,000 VND (*Ten thousand dong*s)

PDR shares are listed on Ho Chi Minh Stock Exchange, so the value of PDR shares may vary according to the PDR ticker’s closing price and is guaranteed to execute by the Collateral Management Agent.

10. Redemption of bonds before maturity

Except for the case of bond redemption before maturity due to violations of Bonds’ Terms and Conditions, on the last day of a six-month period since the issue date, the Issuer shall commit to buy back at least 50% of the issued Bonds, the remaining 50% shall be due on the maturity date and the redemption value shall be provided in the Terms and Conditions of the Bonds.

II. LIST OF BONDHOLDERS: As in the attached list

No.	Bondholders	Holding value (billion VND)	Proportion (%)
I	Domestic Investors	30	30%
1	Institutional Investors	20	20%
2	Individual Investors	10	10%
II	Foreign Investors	70	70%
1	Institutional Investors	70	70%

No.	Bondholders	Holding value (billion VND)	Proportion (%)
2	Individual Investors	-	-
	Total	100	100%

III. RELATED PARTIES

❖ **Consultants, Issuing Agents, Registrar And Transfer Agents, Bondholder Representatives**

Thanh Cong Securities Joint Stock Company

- Head office : 2nd floor, No. 6, Ho Tung Mau Street, Nguyen Thai Binh Ward, District 1, Ho Chi Minh City.
- Telephone : (028) 3827 0527
- Fax : (028) 3821 8010

❖ **Collateral Management Agents**

Ho Chi Minh City Securities Corporation

- Head office : 5th & 6th Floors, AB Tower, 76 Le Lai Street, District 1, HCMC
- Telephone : (028) 3823 3299
- Fax : (028) 3823 3301

Respectfully.

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

Recipients:

- *As stated above* (Signed and sealed)
- *Company archives*

NGUYEN VAN DAT