

**RESOLUTIONS OF THE BOARD OF DIRECTORS**

***“Re: Approving the pledge/mortgage on assets to banks to secure loan obligations and guarantee bond repayments of Phat Dat Corporation and/or third parties”***

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

**Pursuant to:**

- *The Law on Enterprises No. 68/2014/QH13 dated 26<sup>th</sup> November 2014;*
- *The Charter of Phat Dat Real Estate Development Corporation (“Phat Dat Corporation”);*
- *The Meeting Minutes of the Board Meeting dated 19<sup>th</sup> June 2020.*

**RESOLVED**

**Article 1:** To approve the pledge on Phat Dat Corporation’s assets which are term deposit contracts and/or the balance on the deposit account to Orient Commercial Joint Stock Bank – Ben Thanh Branch (“OCB Ben Thanh”) for its secured obligations, at the same time, the release of all mortgages which are the land use rights and property rights of the Zone 9 project in Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone, Quy Nhon City, Binh Dinh Province.

**Article 2:** To approve the mortgage of Phat Dat Corporation’s assets which are the entire low-rise section with a total area of 224,192.12 sqm of the Zone 9 project in Nhon Hoi Ecotourism City, Nhon Hoi Economic Zone, Quy Nhon City, Binh Dinh Province to Vietnam Public Joint-stock Commercial Bank – Da Nang Branch (“PVcomBank”) for the secured obligations of Danh Khoi Holdings Investment Joint Stock Company (*Business Registration Certificate No. 0313696385 issued by the Department of Planning and Investment of Ho Chi Minh City the first time on 15<sup>th</sup> March 2016*), Quy Nhon Real Estate Investment Joint Stock Company (*Business Registration Certificate No. 0109205573 issued by the Hanoi Department of Planning and Investment the first time on 2<sup>nd</sup> June 2020*) and ARMO Development Investment Joint Stock Company (*Business Registration Certificate No. 0108325998 issued by the Hanoi Department of Planning and Investment the first time on 15<sup>th</sup> June 2018*) at PVcomBank.

**Article 3:** The Board of Directors authorizes and assigns Mr. Nguyen Van Dat - Chairman of the Board of Directors, ID No. 023832928 issued by the Ho Chi Minh City Police Department on 28<sup>th</sup> June 2013 as the legal representative of Phat Dat Corporation (or the person authorized by Mr. Nguyen Van Dat – BOD Chairman) on behalf of Phat Dat Company to decide and perform the following tasks:

- To prepare and sign Deposit contracts, Pledge contracts, secured transaction registration applications and all relevant documents and dossiers in the process of pledging deposit contracts and/or the balance on the deposit account at OCB Ben Thanh;
- To prepare and sign Mortgage contracts, secured transaction registration applications and all relevant documents and dossiers in the mortgage process of Zone 9 project at VPcomBank.

**Article 4:** Members of the Board of Directors, Board of Management, and related departments of Phat Dat Real Estate Corporation are responsible for implementing this Resolution.

*[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.]*

*This Resolution takes effect from the date of signing.*

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

Recipients:

- As stated in Article 4;
- Company archives;
- OCB Bank, PVcomBank.

*(Signed and Sealed)*

**NGUYEN VAN DAT**

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