

**RESOLUTION OF THE BOARD OF DIRECTORS**

***“Re: Approving the documentation and implementation of Share Issuance  
to pay 2020’s first interim dividends to Shareholders”***

**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> 11 2014;*
- *The Law on Securities No.70/2006/QH11 dated 29<sup>th</sup> June 2006; the Law Amending, Supplementing a number of Articles of Law on Securities No.62/2010/QH12 dated 24<sup>th</sup> November 2010;*
- *Decree No. 58/2012/ND-CP dated 20<sup>th</sup> July 2012;*
- *Circular 162/2015/TT-BTC dated 26<sup>th</sup> October 2015;*
- *The Business Registration Certificated No. 0303493756 issued by the Ho Chi Minh Department of Planning and Investment on 13th September 2004, with the 28<sup>th</sup> amendment on 3<sup>rd</sup> July2020;*
- *Resolution No. 01/DHDCD-NQ.2020 dated 15<sup>th</sup> October 2020 of the GMS’s 2020 Extraordinary meeting of Phat Dat Real Estate Development Corporation (“the Company”);*
- *The Charter of the Phat Dat Real Estate Development Corporation;*
- *The Minutes of the Board Meeting of the Company.*

**RESOLVED**

**Article 1:** To approve the implementation of the Share issuance plan to pay 2020 first interim dividend according to Resolution No. 01/DHDCDBT-NQ.2020 dated 15<sup>th</sup> October 2020 of the 2020 extraordinary meeting of the GMS as follows:

- Name of stock: Shares of Phat Dat Real Estate Development Corporation (Stock code: PDR)
- Type of share: ordinary shares
- Par value: VND 10,000 per share
- Total number of issued shares: 370,252,887 shares
- Number of outstanding shares: 370,252,887 shares
- Number of treasury shares: None
- Proposed number of shares to be issued: 25,917,700 shares
- Total issuance value by par value: VND 259,177,000
- Payout Ratio: 7% (on the record date, Shareholders owning 100 shares shall receive 07 additional shares.)
- Source: accumulated undistributed profit after tax according to the interim audited financial statements for the first half of 2020.
- Time for implementation: Expectedly in the Fourth Quarter of 2020; details will be decided by the BOD upon obtaining approval from competent state authorities.
- Handling of odd shares: number of shares issued to shareholders will be rounded down and figures after the point (if any) will be ignored.
- Issuance subjects: Existing shareholders of Phat Dat Real Estate Development Corporation at the time of finalizing the right to receive dividend payments

*[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.]*

- Transfer restriction: none.

**Article 2:** approve the documentation of the Share issuance to pay interim dividend to the existing shareholders, including:

- Report on the Share issuance to pay dividends to the existing shareholders,
- Resolutions of the General Meeting of Shareholders approving the Share issuance to pay 2020's first interim dividend,
- Decision of the Board of Directors approving the implementation and documentation of 2020 first interim dividend payment plan to the existing shareholders,
- Audited separate and consolidated financial statements for the first half of 2020,
- Other related documents (if any.)

**Article 3:** The BOD authorizes Mr. Nguyen Van Dat – Chairman of the BOD to implement all related tasks in compliance with the Law on Enterprises, the Company's Charter, the Law on securities and the securities market:

- To decide the issuance date and implement the share issuance to pay dividends upon obtaining approval from the State Securities Commission.
- Upon completing the share issuance to the existing shareholders, according to the actual issuance results,
  - To proceed the registration, depository, and listing of the additionally issued shares for dividend payment at the Vietnam Securities Depository and the Hochiminh Stock Exchange.
  - To proceed with the necessary procedures for increasing charter capital and register for changes in the Business Registration Certificate with the Ho Chi Minh City Department of Planning and Investment;
  - To amend/supplement terms related to charter capital in the Company's Charter and report to the next General Meeting of Shareholders.
- To decide all the other matters relating to the share issuance (*including the amendments, supplements, and refinements to the issuance plan*) to pay 2020 first interim dividend to shareholders as required by the competent state authorities.

**Article 4:** Members of the Board of Directors, the Board of Management, and related entities of Phat Dat Real Estate Development Corporation are responsible to implement this resolution.

*The Resolution takes effect on the date of its signing.*

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

Recipients:

- As stated in Article 4;
- Company archives

*(Signed and sealed)*

**NGUYEN VAN DAT**