

## **ANNOUNCEMENT**

### **About the transaction of shares of Phat Dat Real Estate Development Corporation (PDR) on 13<sup>th</sup> February 2023**

In the morning session of 13<sup>th</sup> February 2023, a large volume of PDR shares was put in a sell order on the market, causing the market price of PDR shares to fall. We would like to disclose and explain the occurrence with the following content in order to provide additional information to investors, shareholders, and partners:

A large volume of PDR shares was sold in the morning session of 13<sup>th</sup> February 2023 due to a misunderstanding in the process of exchanging information between employees of Mr. Nguyen Van Dat - Chairman of the Board of Directors of Phat Dat Real Estate Development Corporation, and Mirae Asset Securities (Vietnam).

Because of this unexpected misunderstanding, Mirae Asset Securities (Vietnam) placed an order to sell a large amount of PDR shares to Mr. Nguyen Van Dat's trading account, while Mr. Nguyen Van Dat did not place any sell orders and is in compliance with the agreements between the securities company and Mr. Nguyen Van Dat.

When the parties learned of the event, the parties contacted each other, and Mirae Asset Securities (Vietnam) quickly canceled the sell order.

Mr. Nguyen Van Dat and Mirae Asset Securities (Vietnam) are communicating to address the situation to minimize negative effects, particularly on the market price of PDR shares, investors, stockholders, and Phat Dat Real Estate Development partners Corporation.

Best regards.

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

*(Signed and stamped)*

**NGUYEN VAN DAT**

*[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.]*