

**EXTRAORDINARY INFORMATION DISCLOSURE**

**To:** - **The State Security Commission;**  
- **Ho Chi Minh Stock Exchange;**  
- **Vietnam Securities Depository and Clearing Corporation.**

1. Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
  - Stock code: PDR
  - 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                      Fax: (028) 2226 8686
  - Email: [info@phatdat.com.vn](mailto:info@phatdat.com.vn)
2. Content of disclosure: the foreign ownership limit of the Company is 49%.
3. This information was published on the Company's website on September 8, 2023 at <https://www.phatdat.com.vn/en/announcements/>.

We hereby declare that the abovementioned information is true and correct, and we shall be legally responsible for the information disclosed.

**Attachment:**  
- *Notice of the maximum  
foreign ownership.*

**Representative of the organization  
LEGAL REPRESENTATIVE**

*(Signed and stamped)*

**BUI QUANG ANH VU**

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HCMC, September 7, 2023

**NOTICE OF THE FOREIGN OWNERSHIP LIMIT**

To: - **THE STATE SECURITIES COMMISSION,**

Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020.

We are:

PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION

Stock code: PDR

Website: [www.phatdat.com.vn](http://www.phatdat.com.vn)

Address: 8<sup>th</sup> & 9<sup>th</sup> Floors, Tower B, Viettel Building, No. 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC.

Telephone: (028) 2226 6868 Fax: (028) 2226 8686 Email: [info@phatdat.com.vn](mailto:info@phatdat.com.vn)

We would like to inform the foreign ownership limit at our Company is 49% of charter capital.

Reason: Schedule of Specific Commitments in Services when Vietnam joined WTO; List of business lines with restricted market access for foreign investors (Appendix I) of Decree No. 31/2021/ND-CP dated March 26, 2021 of the Government, Decree No. 155/2020/ND-CP of the Government, and relevant specialized regulations. Details are as follows:

No.	(Code) Business lines	Foreign ownership limit (under international agreements)	Foreign ownership limit (under relevant laws)	Foreign ownership limit (under equitization laws)	Foreign ownership limit (as in the list of sectors restricted for foreign investors)	Foreign ownership limit (as regulated by the Company's Charter)
1	<b>6810</b> Doing business in real estate, land use rights in the capacity as land owner or user or lessee.  In details: Doing business in residential real estate; house, warehouse and parking for lease.	100%	100%		50%	
2	<b>5610</b> Restaurants and mobile food service activities.  In details: restaurants (not operating at office).	100%	100%		100%	

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3	<b>4759</b> Retail sale of electrical household appliances, beds, shelves, tables, chairs and the like furniture, lighting equipment and other household articles not elsewhere classified in specialized stores. In details: sale of electrical appliances.	100%	100%		50%	
4	<b>7110</b> Architectural and engineering activities and related technical consultancy. In details: supervision on construction and completion of civil – industrial works, investment project planning, project management, budget planning, and auction consultancy.	100%	100%		50%	
5	<b>0162</b> Support activities for animal production	51%	100%		100%	
6	<b>0170</b> Hunting, trapping and related service activities	51%	100%		50%	
7	<b>0146</b> Raising of poultry (not operating at office)	51%	100%		100%	
8	<b>0150</b> Mixed crop-livestock farming (not operating at office)	51%	100%		100%	
9	<b>0164</b> Seed processing for propagation	51%	100%		100%	
10	<b>0121</b> Growing of fruits	51%	100%		100%	
11	<b>0125</b> Growing of rubber trees	51%	100%		100%	

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12	<b>4299</b> Construction of other civil engineering projects	100%	100%		50%	
13	<b>4101</b> Construction of residential buildings	100%	100%		50%	
14	<b>3511</b> Electric power generation In details: generation of Hydroelectricity, coal-fired power, gas-fire power, wind power, solar power, and other types of electricity. (except for the transmission and regulation of the national electric system and the management of the national power transmission grid, multi-purpose hydropower, nuclear power)	100%	100%		50%	
15	<b>5510</b> Short-term accommodation activities. In details: hotels (not operating at office).	100%	100%		100%	
16	<b>4102</b> Building houses not to stay	100%	100%		50%	
17	<b>0220</b> Wood logging (not operating at office)	No commitments			Restricted	
18	<b>4211</b> Construction of railways	100%	100%		50%	
19	<b>3512</b> Electricity transmission and distribution In details: sale of electricity to the user.	100%	100%		50%	
20	<b>4212</b> Construction of roads	100%	100%		50%	

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21	<b>4322</b> Plumbing, heat and air-conditioning installation (except installation of refrigeration equipment (freezing equipment, cold storage, ice machine, air conditioner, water chiller) using R22 refrigerant in the field of seafood processing and except for mechanical processing , waste recycling, electroplating at the office)	100%	100%		50%	
22	<b>5221</b> Service activities incidental to rail transportation	49%	49%		50%	
23	<b>0128</b> Growing of spices and pharmaceutical crops	51%	100%		100%	
24	<b>5225</b> Service activities incidental to land transportation	51%	51%		50%	
25	<b>0210</b> Growing and care of forest	51%	100%		50%	
26	<b>0131</b> Propagation and growing of annual cultivars.	51%	100%		100%	
27	<b>0118</b> Growing of vegetables, leguminous crops and flowers	51%	100%		100%	
28	<b>0132</b> Propagation and growing of perennial cultivars	51%	100%		100%	
29	<b>0163</b> Post-harvest crop activities	51%	100%		100%	

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30	<b>4663</b> Wholesale of construction materials and other installation supplies In details: Wholesale of bamboo, rough wood and processed wood	100%	100%		50%	
31	<b>4311</b> Demolition	100%	100%		50%	
32	<b>4312</b> Site preparation	100%	100%		50%	
33	<b>4321</b> Electrical installation	100%	100%		50%	
34	<b>6820</b> Real estate consultancy, brokerage, auction of land and land use rights. In details: Real estate brokerage, real estate services, real estate trading platform, real estate valuation, real estate consultancy (except for legal consultancy) real estate auction, real estate management.	100%	100%		100%	
35	<b>7020</b> Management consultancy activities	100%	100%		100%	
36	<b>4511</b> Wholesale of motor vehicles and other motor vehicles. In details: sale of cars.	100%	100%		50%	
37	<b>4753</b> Retail sale of carpets, rugs, wall and floor coverings in specialized stores In details: sale of furniture.	100%	100%		50%	

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38	<b>4752</b> Retail sale of hardware, paints, glass and other construction installation equipment in specialized stores In details: sale of construction equipment, machinery and materials.	100%	100%		50%	
39	<b>7490</b> Other professional, scientific and technical activities not elsewhere classified In details: Commercial brokerage.	100%	100%		50%	
40	<b>0810</b> Quarrying of stone, sand, gravel, and clay. (Not quarrying at office).	100%	100%		50%	
41	<b>0127</b> Growing of tea trees	51%	100%		100%	
42	<b>0126</b> Growing of coffee trees	51%	100%		100%	
<b>Foreign ownership limit at the Company</b>						<b>49%</b>

We hereby declare that we shall be legally responsible for the accuracy and truthfulness of this document.

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

**Attachment:**

- A valid copy of Business Registration Certificate and Certificate of Change in Business Registration Content confirming the registered business lines.

*(signed and stamped)*

**NGUYEN VAN DAT**

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