

NON-SCHEDULED INFORMATION DISCLOSURE

**To: - THE STATE SECURITIES COMMISSION
- HO CHI MINH STOCK EXCHANGE (HOSE),**

1. Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION (“PHAT DAT 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
2. Content of information disclosure: Report on the Company’s Private share offering results.
3. This information was published on the Company’s website on November 23, 2023 at <https://www.phatdat.com.vn/thong-bao-co-dong/>.

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

Attachments:

- *Report on the Share private offering results*

**Representative of the organization
Legal Representative**

(Signed and stamped)

BUI QUANG ANH VU

REPORT ON PRIVATE SHARE OFFERING RESULTS

**To: THE STATE SECURITIES COMMISSION
HO CHI MINH STOCK EXCHANGE (HOSE)**

I. About the Issuer:

1. The Issuer: Phat Dat Real Estate Development Corporation
2. Short name: Phat Dat Corporation
3. Head office: 8th & 9th Floors, Viettel Complex Building, No. 285, Cach Mang Thang Tam Street, Ward 12, District 10, HCM City
4. Telephone : (028) 2226 6868 Fax: (028) 2226 8686
5. Charter capital : 6,716,462,190,000 VND (*Six trillion, seven hundred sixteen billion, four hundred sixty-two million, one hundred ninety thousand VND*)
6. Stock code : PDR
7. Bank account : at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Nha Be Branch, HCM City. Account No.: 1331 000 000 2484
8. Business Registration Certificate No. 0303493756 issued the first time by the Ho Chi Minh City Department of Planning and Investment on September 13, 2004 and the 34th amendments registered on May 31, 2022.

II. Offering plan:

1. Name of stock: Share of Phat Dat Real Estate Development Corporation
2. Type of share: Ordinary shares
3. Terms of the warrants accompanying preferred stock (in the case of the issuance of preferred stock with warrants): none
4. Number of share offered: 67,164,621 shares
5. Offering price:
 - Highest offering price: 10.000 VND/share
 - Lowest offering price: 10.000 VND/share
6. Transfer restriction: 01 (one) year since offering closing date
7. Expected proceeds from the offering: 67,646,210,000 VND
8. Offering closing date: November 22, 2023

III. Offering results

1. Number of shared issued: 67,164,621 shares, equal to 100% of the proposed number of shares offered, and allocated to:

- Domestic Investors: 67,164,621 shares
 - Foreign investors, or economic organization with foreign investors holding more than 50% of the charter capital: none
2. Offering price:
 - Highest offering price: 10.000 VND/share
 - Lowest offering price: 10.000 VND/share
 - Average offering price: 10,000 VND/share
 3. Total proceeds from the offering: 671,646,210,000 VND
 4. Total expenses: **500,000,000 VND (five hundred million VND)**
 - Consultation fee: 500,000,000 VND (five hundred million VND)
 - Share distribution fee (if any): 0 VND
 5. Net proceeds from the offering: 671,646,210,000 VND

IV. List of Investors participating in the offering

No.	Investor	ID Card No. or BRC No.	Strategic Investors/ Professional Investors	Domestic or Foreign Investors/ Organization with foreign ownership over 50%	Number of shares own before the offering	Number of shares offered	Number of shares own after the offering	Ownership
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8) = 6+7	(9)
1	Tran Tuan Anh	034088006257	Professional Investor	Domestic Investor	0	500,000	500,000	0.07
2	Do Hai Dang	013370593	Professional Investor	Domestic Investor	0	1,500,000	1,500,000	0.20
3	Pham Thanh Dien	060073000105	Professional Investor	Domestic Investor	0	25,000,000	25,000,000	.038
4	Nguyen Tra Giang	051070000333	Professional Investor	Domestic Investor	80,407	7,245,028	7,245,028	0.98
5	Nguyen Thanh Phong	030073006868	Professional Investor	Domestic Investor	0	30,000,000	30,000,000	4.06
6	Vu thu Thuy	008185012007	Professional Investor	Domestic Investor	0	1,500,000	1,500,000	0.20
7	Ha Anh Tung	001081000610	Professional Investor	Domestic Investor	0	1,500,000	1,500,000	0.20
TOTAL					80,407	67,164,621	67,245,028	9.10

Note: The number of shares owned before the offering (column number 6) is from the list of shareholders finalized by the Vietnam Securities Depository and Clearing Corporation (VSDC) as of June 30, 2023.

V. Attached documents

1. A written confirmation from the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Nha Be Branch (where the escrow account is opened regarding the proceeds from the offering).
2. AGM Resolution No. 02/DHDCD-NQ.2023 dated June 30, 2023 of the General Meeting of Shareholders of Phat Dat Real Estate Development Corporation.

3. BOD Resolution No. 29/2023/HDQT-QD dated July 14, 2023 of the Board approving detailed information in the Share Issuance Plan via private placement.
4. Other documents (if any).

Recipients:

- *As stated above*
- *Company's archive*

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

(Signed and sealed)

NGUYEN VAN DAT