

**RESOLUTION OF THE BOARD OF DIRECTORS**

*“Re: Approving the results of the share issuance to pay 2021 dividend to existing shareholders, the increase in charter capital and amendments to the Company’s Charter”*

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

**Pursuant to:**

- *The Law on Enterprises No. 59/2020/QH14 dated 17<sup>th</sup> June 2020;*
- *The Law on Securities No.54/2019/QH14 dated 26<sup>th</sup> November 2019;*
- *Decree No. 155/2020/ND-CP dated 31<sup>st</sup> December 2020;*
- *Enterprise Registration Certificate No. 0303493756 issued the first time by the HCM City Department of Planning and Investment on 13<sup>th</sup> September 2004, with the 32<sup>nd</sup> amendment made on 6<sup>th</sup> December 2021;*
- *The Charter of Phat Dat Real Estate Development Corporation (“the Company”);*
- *Resolution No. 01/DHDCD-NQ.2022 dated 26<sup>th</sup> March 2022 at the 2022 Annual General Meeting of Shareholder of the Company;*
- *Meeting Minutes of the Company’s Board of Directors dated 4<sup>th</sup> May 2022.*

**RESOLVED TO**

**Article 1:** Approve the results of the share issuance to pay 2021 dividend to existing shareholders in accordance with Resolution No. 01/DHDCD-NQ.2022 dated 26th March 2022 at the 2022 Annual General Meeting of Shareholder as follows:

- Name of stock: Shares of Phat Dat Real Estate Development Corporation.
- Type of share: ordinary shares.
- Number of outstanding share (before the issuance): 492,771,916 shares.
- Treasury shares: none.
- Number of shares issued: 178,876,205 shares.
- Total issue value at par value: 1,788,743,030,000 VND.
- Payout ratio: 36.3%.
- Number of Shareholders received additional shares: 3,837.
- Source: undistributed profit after tax according to the latest annual audited financial statements.
- Handling of odd shares: number of shares issued to shareholders will be rounded down and figures after the point (if any) will be ignored.
- Current number of shares (as of 28<sup>th</sup> April 2022): 671,646,219 shares, including:
  - + Outstanding shares: 671,646,219 shares.
  - + Treasury shares: None.
- Total share value at par value: 6,716,462,190,000 VND.

**Article 2:** Approve the increase in charter capital after the share issuance to pay 2021 dividend as follows:

- Previous registered charter capital: **4,927,719,160,000 VND** (In words: Four trillion nine hundred twenty-seven billion seven hundred nineteen million one hundred and sixty thousand VND).
- Current charter capital: **6,716,462,190,000 VND** (In words: Six trillion seven hundred sixteen billion four hundred sixty-two million one hundred and ninety thousand VND).
- Time of change: 28<sup>th</sup> April 2022.
- Type of capital increase: Issuing additional shares to pay 2021 dividend.

**Article 3:** Approve the amendments to Point 1, Article 7 of the Company’s Charter:

**“Article 7 Charter capital**

1. The Company’s Charter Capital at the time of this Amendment is 6,716,462,190,000 VND (In words: six trillion seven hundred sixteen billion four hundred sixty-two million one hundred ninety thousand Vietnam dong). The Company’s Charter Capital is divided into 671,646,219 (In words: six hundred seventy-one million six hundred forty-six thousand two hundred and nineteen) common shares at the par value of VND 10,000 VND (Ten thousand Vietnam dong) per share.”

**Article 4:** Authorize Mr. Nguyen Van Dat – Board Chairman and legal representative of the Company, to carry out related undertakings for the registration, depository and listing of the additional shares and the registration for changes in the business license at competent agencies in accordance with the laws and the Company’s Charter.

**Article 5:** 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.

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

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

Recipients:

- As stated in Article 5;
- Company’s Archives

*(Signed and stamped)*

**NGUYEN VAN DAT**