

<b>Code</b>	<b>PDR</b>
<b>Company name</b>	Phat Dat Real Estate Development Corp
<b>Date</b>	03/29/2021
<b>Subject</b>	Resolution on the AGM 2021

**Content:**

Phat Dat Real Estate Development Corp announces the Resolution of General Meeting 2021 dated March 27, 2021 with the following contents:

1. Approving the report on the BOD in 2020.
2. Approving the audited financial statements in 2020 by Ernst & Young Vietnam Company Limited.
3. Approving the business result in 2020:
  - Net revenue: 3,911 billion dongs
  - Profit before tax: 1,540 billion dongs
  - Profit after tax: 1,220 billion dongs.
4. Approving the company used the remaining profit after tax of previous years to pay the remuneration and expenses for BOD's activities with the amount of 5,260,000,000 dongs (equivalent to 0.43% profit after tax of 2020). Accordingly, the remaining profit after tax of previous years and profit after tax of 2020 with total amount of VND 1,228 billion that will be distributed with the following contents:
  - Appropriate to Investment and Development fund (2% profit after tax of 2020): VND24.4 billion
  - Appropriate to Reward and Welfare fund (2% profit after tax of 2020): VND24.4 billion
  - Appropriate to Bonus fund to the BOD (0.5% profit after tax of 2020): VND6.1 billion
  - To pay dividends to shareholders (95.5% profit after tax of 2020): VND1,165.2 billion.
5. Approving the plan to pay dividends in 2020:
  - 5.1 Report on the implementation of 2020 stock dividend payment:
    1. To issue shares for the first dividend payment in 2020:
      - Exercise ratio: 7%
      - Issue volume: 25,917,010 shares
      - Total value of issue (based on par value): VND 259,170,100,000
      - Payment form: stock

- Payment time: November 2020 according to the list of shareholders are recorded on November 09, 2020.

2. To implement the second dividend payment in 2020:

- Exercise ratio: 10%/charter capital
- Expected issue volume: 39,616,344 shares
- Total value of issue: VND 396,163,440,000
- Payment form: stock
- Payment time: April 2021 according to the list of shareholders are recorded on March 24, 2021.

5.2 Plan for 2020 stock dividend payment:

1. Stock issuance plan:

- Stock name: Phat Dat Real Estate Development Corp
- Stock code: PDR
- Stock type: common share
- Par value: 10,000 dong/share
- Exercise ratio: 11.7% (shareholders who own 1,000 shares will receive 117 new shares).
- Expected issue volume: 50,986,990 shares
- Total value of issue (based on par value): VND 509,869,900,000
- To handle the fractional shares: The distributed shares will be rounded down to dozen, the fractional shares due to rounding down will be cancelled.
- Transfer restriction: none
- Estimated execution time: Quarter 2/2021.

2. To raise its charter capital in proportion to the actual total value of shares issued under the above issuance plan.

6. Approving the business plan in 2021:

- Revenue (excluding VAT): 4,700 billion dong
- Profit before tax: 2,335 billion dong
- Profit after tax: 1,868 billion dong.

7. Approving the plan for profit distribution, remuneration and expenses for BOD's activities in 2021:

7.1 Plan for 2021 profit after tax distribution:

- Estimated profit before tax: 2,335 billion dong
- Estimated profit after tax: 1,868 billion dong

- Estimated profit after tax distribution:
  - + Appropriate to Investment and Development fund: maximum 3% profit after tax
  - + Appropriate to Reward and Welfare: maximum 3% profit after tax
  - + To pay dividends to shareholders: minimum 92 profit after tax.

#### 7.2 Remuneration and bonus for BOD:

- Remuneration and expenses for BOD's activities: maximum 1% profit after tax of 2021
- Bonus to the BOD for exceeding the business plan in 2021: maximum 0.5 profit after tax of 2021.

#### 8. Approving the plan for stock issuance under ESOP:

- Expected issue volume: 6,000,000 shares
- Issue ratio: 1.5%
- Estimated issue price: no less than the book value
- These shares will be restricted in 24 months from the finish dated of the issuance.

#### 9. Approving the supplement of the company's business lines.