

## **TTC LAND IS GOING TO PAY 7% DIVIDENDS BY SHARES IN Q3/2018**

On September 18<sup>th</sup>, 2018, TTC Land's Board of Directors (BOD) has passed the Resolution about issuing shares to pay 7% dividends according to the plan to increase charter capital approved at the 2017 Annual General Meeting of Shareholders (AGM) in April. Accordingly, the new shares are ordinary shares with par value of VND10,000/per share and will be paid to existing shareholders. Currently TTC Land owns 1,189 treasury shares and these shares will not receive dividends. The BOD decided that the dividend ratio will be 100:7 which means that 100 shares will be entitled to 100 rights, 100 rights will receive 7 new shares and the right to receive dividends by shares is non-transferable.

So with the outstanding shares of 317,032,605 shares, TTC Land expects to issue 22,192,282 shares, equivalent to VND222 billion, for the 2017 dividend payment. The new shares will be issued using undistributed profit after tax (PAT) in the 2017 audited financial statement. Resolution of BOD also stated that the time of dividend payment is the third quarter of 2018. Upon completion, the charter capital of the Company will increase from VND3,170 billion to VND3,392 billion, equivalent to an increase of 7%. This dividend payment represents the fulfillment of TTC Land's commitment to the resolutions passed at the AGM.

Previously, in June 2018, TTC Land also completed increasing its charter capital by 30%, from VND2,439 billion to VND3,170 billion to expand its operations, focusing on M&A activities to increase its land bank which is the investment focus for real estate companies. TTC Land has use the new capital to increase its land bank in Dist. 5, Ho Chi Minh City with an area of 5,077 m<sup>2</sup> for high-end apartments and commercial centers. Up to now, TTC Land's total land bank is nearly 1,900 hectares, of which 52% for industrial real estate, 27% for residential, 11% for logistic, 9% for hospitality, 1% for commercial; mainly in the Tay Ninh (57%), Phu Quoc (16%), HCMC (14%) and Long An (13%). In Ho Chi Minh City, TTC Land focuses on investing in the East Zone (Dist. 9, Thu Duc Dist, and Nhon Trach - Dong Nai). Expecting that Long Thanh Airport will be built in the next 5 to 10 years, property values in this area will be very attractive.

In August 2018, TTC Land has carry out the roofing of TTC Plaza Binh Thanh at 26 Ung Van Khiem, Binh Thanh Dist. The project is located on an area of 5,570 m<sup>2</sup> and has total floor area of 18,839 m<sup>2</sup>, including 1 basement, 2 commercial floors and 8 office floors with total investment cost of nearly VND300 billion. TTC Land is in the process of negotiating with partners who want

to rent space at TTC Plaza Binh Thanh and expects the occupancy rate to reach 80% when the shopping center is put into operation in early 2019. Charmington Iris also recorded positive sales results after two sales events in the end of Q2 and Q3/2018, nearly 550 units were sold. The project is located on 16,645 m<sup>2</sup> land area, construction floor area is 155,785 m<sup>2</sup> including 1,462 high-end apartments with total investment of nearly VND3,500 billion.

Also in August, TTC Land has started to build a complex in the center of Da Nang city including serviced apartments, commercial floors, offices and hotels with total floor area of over 120,000 m<sup>2</sup> and total the investment cost is more than VND2,000 billion. The project is expected to be completed in 2021. This is the first project in Danang of TTC Land, however, TTC's Executive Board still focuses on its main market which is residential and commercial real estate projects “within the range 30 to 40 km” from Ho Chi Minh City. For other areas, TTC Land only invests in excellent location with highly profitable prospect.

In addition, TTC Land is continuing to handover its products on schedule, recognizing revenue and profitability of 5 projects: Charmington La Pointe (High-end Complex, Dist 10), Jamona Home Resort (High-end Villa, Thu Duc Dist) Jamona City (High-end Complex, Dist 7), Jamona Golden Silk (High-rise Villa, Dist 7) and Carillon 5 (Mid-Level Apartments, Tan Phu Dist). By the end of September 2018, TTC Land expect to launch sales of Sky Villas project (Dist 7). The project consists of 210 high-end apartments with minimum area of 110 m<sup>2</sup>. Total investment cost of the project is VND1,223 billion.

How to receive dividends:

- For shareholders whose SCR shares have been deposited, dividends will be paid directly to their securities account
- For shareholders whose SCR shares hasn't been deposited, please contact TTC Land - IR Department for more detailed information (Phone: 28 3824 9988 – 1511)