

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

-----  
No.: 361/2021/PD-TC

-----  
HCMC. 18<sup>th</sup> October 2021

***“Re: Explanation on the interim income statement  
for 3Q2021 – Separated Financial Statements”***

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

On 18<sup>th</sup> October 2021, Phat Dat Real Estate Development Corporation (Stock Code: PDR) disclosed information of the Interim Separated Financial Statements for the Third Quarter of 2021. In these financial statements, profit after tax by the Third Quarter 2021 is 1.38 times compared to the same period in 2020. Details are as follows:

- Profit after tax of 3Q2021: 608,198,236,484 VND
- Profit after tax of 3Q2020: 439,574,931,152 VND

With the following explanations:

- a. In the Third Quarter of 2020, Phat Dat Corporation’s profits were mainly recorded from the transfer and handover of Land lots in Zone 2; at the same time, the Company focused on completing the infrastructure in Zone 9 and started handing over some of the Land lots of this project to customers.
- b. In the Third Quarter of 2021, the Company continued the hand-over of Land lots in low-rise section of Zone 9 in Nhon Hoi Ecotourism City, Binh Dinh Province.

Meanwhile, the Company transferred a part of the high-rise section in Zone 4 and Zone 9 in Nhon Hoi Ecotourism City, Binh Dinh Province.

Thus, the Company’s profit after tax by 3Q2021 increased by 38% compared to the same period of 2020 primarily due to the revenue recorded from the transferred land lots in Zone 9 and the partial transfer of the high-rise section in Zone 4 of Nhon Hoi Ecotourism City in Binh Dinh Province.

Respectfully.

**Phat Dat Real Estate Development Corporation  
Chief Executive Officer**

Recipients:

- As stated above;
- Company archives

(Signed and sealed)

**BUI QUANG ANH VU**

*[NOTICE: This document is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.]*