

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 48/2022/PD-TC

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HCMC. 28<sup>th</sup> February 2022

***“Re: Explanation on 2021 income statement  
- Consolidated Financial Statements”***

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

On 28<sup>th</sup> February 2022, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its Audited Consolidated Financial Statements for 2021. In these financial statements, profit after tax of 2021 is 1.52 times compared to that of 2020. Details are as follows:

- Profit after tax of 2021: 1,860,606,785,879 VND
- Profit after tax of 2020: 1,220,252,487,984 VND

With the following explanations:

- a. In 2020, Phat Dat Corporation’s profits were mainly recorded from the transfer and handover of all land lots in Zone 2 and a part of the low-rise sections in Zone 9 - Nhon Hoi Ecotourism City in Binh Dinh Province.
- b. In 2021, Phat Dat Corporation’s profits were mainly recorded from the transfer and handover of partial high-rise apartments in Zone 4 and all the remaining land lots in the low-rise section of Zone 9 - Nhon Hoi Ecotourism City in Binh Dinh Province.

Thus, the Company’s profit after tax in 2021 increased by 52% as compared to that of 2020.

Respectfully.

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

***Recipients:***

- As stated above;
- Company archives

*(Signed and stamped)*

**BUI QUANG ANH VU**