

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 47/2022/PD-TC

HCMC. 28th February 2022

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

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

On 28th February 2022, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its Audited Separate Financial Statements for 2021. In these financial statements, profit after tax of 2021 is 1.54 times compared to that of 2020. Details are as follows:

- Profit after tax of 2021: 1,881,021,048,229 VND
- Profit after tax of 2020: 1,222,683,556,391 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 54% 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