

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 116/2022/PD-TC

HCMC, 20th April 2022

***“Re: Explanation on 1Q2022 income statement
- Interim Consolidated Financial Statements”***

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

On 20 April 2022, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its Interim Consolidated Financial Statements for 1Q2022. In these financial statements, 1Q2022's profit after tax is 1.11 times compared to that of 1Q2021. Details are as follows:

- Profit after tax of 1Q2021: 251,072,175,109 VND
- Profit after tax of 1Q2022: 279,389,740,495 VND

With the following explanations:

- a. In the first quarter of 2021, the Company accelerated the construction of infrastructure and partially transferred land lots in low-rise sections of Zone 9 - Nhon Hoi Ecotourism City in Binh Dinh Province.
- b. In the first quarter of 2022, Phat Dat Corporation's profits were mainly recorded from the transfer and handover of partial high-rise apartments in Zone 4 - Nhon Hoi Ecotourism City in Binh Dinh Province.

Thus, the Company's profit after tax in 1Q2022 increased by 11.3% as compared to that of 1Q2021.

Respectfully.

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

Recipients:

- As stated above;
- Company archives

(Signed and stamped)

BUI QUANG ANH VU