

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 115/2022/PD-TC

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HCMC, 20<sup>th</sup> April 2022

***“Re: Explanation on 1Q2022 income statement  
- Interim Separate 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 Separate Financial Statements for 1Q2022. In these financial statements, 1Q2022's profit after tax is 1.17 times compared to that of 1Q2021. Details are as follows:

- Profit after tax of 1Q2021: 252,641,754,157 VND
- Profit after tax of 1Q2022: 294,923,490,910 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 17% 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**