

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 232/2022/PD-TC

HCMC, 20th July 2022

***“Re: Explanation on 2Q2022 income statement
- Interim Consolidated Financial Statements”***

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

On 20th July 2022, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its Interim Consolidated Financial Statements for 2Q2022. In these financial statements, 2Q2022's profit after tax is 1.63 times compared to that of 2Q2021. Details are as follows:

- Profit after tax of 2Q2021: VND 250,981,725,724
- Profit after tax of 2Q2022: VND 408,534,155,208

With the following explanations:

2Q2022's revenue grew by 58.7%, or VND 315,658,035,463, due to the handover area of Zone 4's high-rise apartment section was significantly higher than the transferred lots of Zone 9's low-rise section and a part of Zone 4's high-rise section of Nhon Hoi Ecotourism City, Binh Dinh Province.

Thus, the Company's profit after tax in 2Q2022 increased by 63% or VND 157,552,429,484 as compared to that of 2Q2021.

Respectfully.

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

Recipients:

- As stated above;
- Company archives

(Signed and stamped)

BUI QUANG ANH VU