

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 231/2022/PD-TC

HCMC, 20th July 2022

***“Re: Explanation on 2Q2022 income statement
- Interim Separate 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 Separate Financial Statements for 2Q2022. In these financial statements, 2Q2022's profit after tax is 1.69 times compared to that of 2Q2021. Details are as follows:

- Profit after tax of 2Q2021: VND 252,935,440,479
- Profit after tax of 2Q2022: VND 427,038,315,537

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 69% or VND 174,102,875,058 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