

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

No.: 254/2022/PDR-NV

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

HCMC, 15th August 2022

“Re: Information disclosure about financial status”

To: - HA NOI STOCK EXCHANGE,
- HO CHI MINH STOCK EXCHANGE,
- THE STATE SECURITIES COMMISSION.

Pursuant to Circular No. 122/2020/TT-BTC dated 31st December 2020 of the Ministry of Finance providing guidance on information disclosure and reporting regime under the provisions of the Government’s decree no. 153/2020/nd-cp dated 31st December 2020 promulgating on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Phat Dat Real Estate Development Corporation (“the Company”) would like to submit the periodic information disclosure about the Company’s financial status as follows:

1. Corporate information:

- Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office: F8th – F9th, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone: (028) 2666 6868 Fax: (028) 2666 8686
- Email: info@phatdat.com.vn
- Type of business: Publicly listed company
- Primary business lines: Real estate business, etc.

2. Financial status

- Reporting period: 6 months (from 1st January 2022 to 30th June 2022)
- Key financial indicators of the Enterprise in the period.

Indicator	Unit	Previous period (the first half of 2021)	This reporting period (the first half of 2022)
+ Owners’ equity	Billion VND	7,070.12	8,796.87
+ Debt-to-equity ratio	Time	1.65	1.67
+ Bond-outstanding-to-equity ratio	Time	0.15	0.35
+ Profit after tax	Billion VND	502.05	687.92
+ Return on Equity	%	8.19	8.12
+ Safety ratio in accordance with specialized laws		Not applicable	Not applicable

We hereby declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

Respectfully,

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
LEGAL REPRESENTATIVE**

Recipients:

- As stated above;
- Company archives

(signed and stamped)

NGUYEN VAN DAT

[NOTICE: This document is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.]