

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 303/2022/PD-TC

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

***“Re: Explanation of 3Q2022 income statement  
- Interim Separate Financial Statements”***

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

On 20<sup>th</sup> October 2022, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its Interim Separate Financial Statements for the Third Quarter of 2022. In these financial statements, 3Q2022's profit after tax is 1.37 times compared to that of 3Q2021. Details are as follows:

- Profit after tax of 3Q2022: VND 608,198,236,484
- Profit after tax of 3Q2021: VND 836,908,277,681

With the following explanations:

Finance income in the 3Q2022 was up VND 1,251,178,918,905 compared to the same period last year. This is because, during the period, the Company completed the transfer of 46% equity in Sai Gon – KL Real Estate Corporation to partners.

Thus, the Company's profit after tax in 3Q2022 increased by 37.6%, or VND 228,710,041,197, compared to 3Q2021.

Respectfully.

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

***Recipients:***

- *As stated above;*
- *Company archives*

*(Signed and stamped)*

**BUI QUANG ANH VU**