

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

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No.: 23/2023/PD-TC

***“Re: Explanation of 4Q2022 income statement  
- Interim Consolidated Financial Statements”***

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness  
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*HCMC, 19<sup>th</sup> January 2023*

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

On 19<sup>th</sup> January 2023, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Consolidated Financial Statements for the Fourth Quarter of 2022. In these financial statements, 4Q2022's profit after tax decreased from that of 4Q2021. Details are as follows:

- Profit after tax of 4Q2021: VND 751,468,450,785
- Profit after tax of 4Q2022: VND (229,481,815,815)

With the following explanations:

- Due to the common difficulties of the economy, especially the real estate industry, the Company's business operations and investments were in unfavorable conditions.
- Due to the Company restructuring its investment portfolio.

Thus, the Company's profit after tax in 4Q2022 decreased by 130.5%, or VND 980,950,266,600, compared to 4Q2021.

Respectfully.

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

Recipients:

- As stated above;
- Company archives

*(Signed and stamped)*

**BUI QUANG ANH VU**