

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

No.: 22/2023/PD-TC

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

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

HCMC, 19th January 2023

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

On 19th January 2023, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its Interim Separate 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 767,245,617,109
- Profit after tax of 4Q2022: VND (352,063,067,488)

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 145.9%, or VND 1,119,308,684,597, 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