

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 238/2023/PD-TC

HCMC, July 20, 2023

***“Re: Explanation of IIQ2023 income statement
- Interim Separate Financial Statements”***

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

On July 20, 2023, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Separate Financial Statements for IIQ2023. In these financial statements, IIQ2023's profit after tax decreased from that of IIQ2022. Details are as follows:

- Profit after tax of IIQ2022: VND 427,038,315,537
- Profit after tax of IIQ2023: VND 220,591,079,449

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 IIQ2023 decreased by 48.34%, or VND 206,447,236,088, compared to IIQ2022.

Respectfully.

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

Recipients:

- As stated above;
- Company archives

(Signed and stamped)

BUI QUANG ANH VU