

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

-----  
No.: 285/2023/PD-TC

***“Re: Explanation of 1H2023 income statement  
- Interim Consolidated Financial Statements”***

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness  
-----

*HCMC, August 23, 2023*

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

On August 23, 2023, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Consolidated Financial Statements for the first six months of 2023. In these financial statements, 1H2023's profit after tax decreased from that of 1H2022. Details are as follows:

- Profit after tax of 1H2023: VND 298,149,881,992
- Profit after tax of 1H2022: VND 687,923,895,703

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 1H2023 decreased by 56.66%, or VND 389,774,013,711, 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**