

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 286/2023/PD-TC

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HCMC, August 23, 2023

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

**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 Separate Financial Statements for the first 6 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 254,052,713,943
- Profit after tax of 1H2022: VND 721,961,806,447

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 64.81%, or VND 467,909,092,504, compared to 1H2022.

Respectfully.

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

***Recipients:***

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

*(Signed and stamped)*

**BUI QUANG ANH VU**