

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

No.: 383/2023/PD-TC

***“Re: Explanation of IIIQ2023 income statement
- Interim Consolidated Financial Statements”***

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

HCMC, October 20, 2023

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

On October 20, 2023, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Consolidated Financial Statements for IIIQ2023. In these financial statements, IIIQ2023's profit after tax decreased from that of IIIQ2022. Details are as follows:

- Profit after tax of IIQ2022: VND 711,204,620,275
- Profit after tax of IIQ2023: VND 101,677,756,981

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 IIIQ2023 decreased by 85.7%, or VND 609,526,863,294, compared to IIIQ2022.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU