

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

No.: 384/2023/PD-TC

***“Re: Explanation of IIIQ2023 income statement
- Interim Separate 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 Separate 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 IIIQ2022: VND 836,908,277,681
- Profit after tax of IIIQ2023: VND 83,327,372,856

With the following explanations:

- Due to the common difficulties of the economy, especially the real estate industry, the Company’s business and investments in real estate projects were in unfavorable conditions.
- Due to the Company restructuring its investment portfolio.

Thus, the Company's profit after tax in IIIQ2023 decreased by 90%, or VND 753,580,904,825, 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