

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 32/2024/PD-TCKT

HCMC, January 22, 2024

***“Re: Explanation of IVQ2023 income statement
- Interim Separate Financial Statements”***

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

On January 22, 2024, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Separate Financial Statements for IVQ2023. In these financial statements, IVQ2023’s profit after tax increased from that of IVQ2022. Details are as follows:

- Profit after tax of IVQ2022: VND (352,063,067,488)
- Profit after tax of IVQ2023: VND 413,172,229,719

With the following explanations: Despite the challenging real estate situation in the overall market, the company has implemented strategies to restructure its investment portfolio. Thus, the Company's profit after tax in IVQ2023 increased by 217.4%, or 765,235,297,207 VND, compared to IVQ2022.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU