

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 80/2024/PD-TCKT

HCMC, March 04, 2024

***“Re: Explanation of 2023 income statement
- Audited Separate Financial Statements”***

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

On March 4, 2024, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its audited Separate Financial Statements for 2023. In these financial statements, 2023's profit after tax increased from that of 2022. Details are as follows:

- Profit after tax of 2023: VND 750,552,316,518
- Profit after tax of 2022: VND 1,199,312,954,720

With the following explanations:

- Due to the common difficulties in the market, 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 2023 decreased by 37.4%, or VND 448,760,638,202, compared to 2022.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU