

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 301/2021/PD-TC

HCMC. 12th August 2021

**“Re: Explanation on the income statement
for the first half of 2021 – Reviewed Interim
Separate Financial Statements”**

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

On 12th August 2021, Phat Dat Real Estate Development Corporation (Stock Code: PDR) disclosed information of the Interim Separate Financial Statements for the six-month period ended 30th 2021. In these financial statements, profit after tax of the first half of 2021 is 1.8 times compared to the same period in 2020. Details are as follows:

- Profit after tax of the first half of 2021: 505,577,194,636 VND
- Profit after tax of the first half of 2020: 279,107,137,055 VND

With the following explanations:

- a. In the six-month period ended 30th June 2020, Phat Dat Corporation’s profits were mainly recorded from the transfer and handover of a number of land lots in Zone 2 - Nhon Hoi Ecotourism City in Binh Dinh Province.
- b. In the six-month period ended 30th June 2021, the Company accelerated the construction of infrastructure and transferred to Customers land lots of low-rise section in Zone 9 - Nhon Hoi Ecotourism City in Binh Dinh Province.

Meanwhile, the Company transferred a part of the high-rise section in Zone 4 – Nhon Hoi Ecotourism City in Binh Dinh Province.

Thus, the Company’s profit after tax for the first half of 2021 increased by 80% compared to the same period of 2020 primarily due to the revenue recorded from the transferred land lots in Zone 9 and the partial transfer of high-rise section in Zone 4 - Nhon Hoi Ecotourism City in Binh Dinh Province.

Respectfully.

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

Recipients:

- As stated above;
- Company archives

(Signed and sealed)

BUI QUANG ANH VU