

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

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No.: 77/2022/PD-TC

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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HCMC, 25<sup>th</sup> March 2022

**“Re: Information disclosure about  
financial status”**

**To: - HA NOI STOCK EXCHANGE,  
- HO CHI MINH STOCK EXCHANGE,  
- THE STATE SECURITIES COMMISSION.**

Pursuant to Circular No. 122/2020/TT-BTC dated 31<sup>st</sup> December 2020 of the Ministry of Finance providing guidance on information disclosure and reporting regime under the provisions of the Government’s decree no. 153/2020/nd-cp dated 31<sup>st</sup> December 2020 promulgating on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Phat Dat Real Estate Development Corporation (“the Company”) would like to submit the periodic information disclosure about the Company’s financial status as follows:

**1. Corporate information:**

- Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office: F8<sup>th</sup> – F9<sup>th</sup>, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone: (028) 2666 6868 Fax: (028) 2666 8686
- Email: [info@phatdat.com.vn](mailto:info@phatdat.com.vn)
- Type of business: publicly listed company
- Primary business lines: Doing real estate business, etc.

**2. Financial status**

- Reporting period: 1 year (from 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2021)
- Key financial indicators of the Enterprise in the period.

<b>Indicator</b>	<b>Unit</b>	<b>Previous period (2020)</b>	<b>This reporting period (2021)</b>
- Owners’ equity	Billion VND	5,194.28	8,144.51
- Debt-to-equity ratio	Time	2.01	1.52
- Bond-outstanding-to-equity ratio	Time	0.14	2.09
- Profit after tax	Billion VND	1,220.25	1,860.61
- Return on Equity	%	25.52	27.90
- Safety ratio in accordance with specialized laws		Not applicable	Not applicable

We hereby declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

Respectfully,

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION  
LEGAL REPRESENTATIVE**

Recipients:

- As stated above;
- Company archives

*(signed and stamped)*

**NGUYEN VAN DAT**

*[NOTICE: This document is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.]*