

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 250/2022/PD-TC

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HCMC, 12<sup>th</sup> August 2022

***“Re: Explanation of 1H2022 income statement  
- Interim Separate Financial Statements”***

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

On 12<sup>th</sup> August 2022, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its Interim Separate Financial Statements for the six-month period ended 30<sup>th</sup> June 2022. In these financial statements, 1H2022's profit after tax is 1.43 times compared to that of 1H2021. Details are as follows:

- Profit after tax of 1H2022: VND 721,961,806,447
- Profit after tax of 1H2021: VND 505,577,194,636

As such, 1H2022's revenue grew by 42.8%, or VND 216,384,611,811 compared to that of 1H2021.

With the following explanations:

1H2022's revenue grew by 31.6%, or VND 355,060,862,925, compared to the same period last year. The revenue was recorded from the continued transfer of Zone 4's high-rise apartment section of Nhon Hoi Ecotourism City, Binh Dinh Province.

1H2021's revenue was recorded from the transfer of some land lots in Zone 9's low-rise section and a part of Zone 4's high-rise section of Nhon Hoi Ecotourism City, Binh Dinh Province.

Thus, the Company's profit after tax in 1H2022 was mainly recorded from the transferred area of Zone 4's high-rise apartment section of Nhon Hoi Ecotourism City, Binh Dinh Province.

Respectfully.

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

***Recipients:***

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

*(Signed and stamped)*

**BUI QUANG ANH VU**