

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 102/2023/PD-TC

HCMC, 20th April 2023

***“Re: Explanation of IQ2023 income statement
- Interim Consolidated Financial Statements”***

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

On 20th April 2023, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Consolidated Financial Statements for IQ2023. In these financial statements, IQ2023's profit after tax decreased from that of IQ2022. Details are as follows:

- Profit after tax of IQ2022: VND 279,389,740,495
- Profit after tax of IQ2023: VND 22,438,945,592

With the following explanations:

- Due to the common difficulties of the economy, 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 IQ2023 decreased by 91.97%, or VND 256,950,794,903, compared to IQ2022.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU