

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 81/2023/PD-TC

HCMC, 31st March 2023

***“Re: Explanation of 2022 income statement
- Audited Separate Financial Statements”***

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

On 31st March 2023, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its audited Separate Financial Statements for 2022. In these financial statements, 2022’s profit after tax decreased from that of 2021. Details are as follows:

- Profit after tax of 2022: VND 1,199,312,954,720
- Profit after tax of 2021: VND 1,881,021,048,229

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 2022 decreased by 36.2%, or VND 681,708,093,509, compared to 2021.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU