

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 140/2024/PD-TCKT

HCMC, April 19, 2024

***“Re: Explanation of IQ2024 income statement
- Interim Separate Financial Statements”***

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

On April 19, 2024, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Separate Financial Statements for IQ2024. In these financial statements, IQ2024’s profit after tax increased from that of IQ2023. Details are as follows:

- Profit after tax of IQ2023: VND 33,461,634,494
- Profit after tax of IQ2024: VND 37,746,575,778

With the following explanations: Despite the overall challenging real estate market, the Company has made efforts to carry out sales activities and project development. As a result, the Company's profit after tax for IQ2024 increased by 12.81%, or VND 4,284,941,284, compared to IQ2023.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU