
No.: 282/2021/PD-TC

HCMC. 19th July 2021

**“Re: Explanation on income statement
of the Second quarter of 2021 - Separate
Financial Statements”**

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

On 19th July 2021, Phat Dat Real Estate Development Corporation (Stock Code: PDR) disclosed information of Separate Financial Statements of the second quarter of 2021. In these financial statements, profit after tax of the second quarter of 2021 is 2.09 times compared to that of the second quarter of 2020. Details are as follows:

- Profit after tax of the second quarter of 2021: 252,935,440,479 VND
- Profit after tax of the second quarter of 2020: 120,956,400,091 VND

With the following explanations:

- a. In the second quarter of 2020, Phat Dat Corporation’s profits were mainly recorded from the transfer and handover of a number of land lots in Zone 2 - Nhon Hoi Ecotourism City in Binh Dinh Province.
- b. In the second quarter of 2021, the Company accelerated the construction of infrastructure and continued to transfer to customers a part of land lot products in low-rise sections in Zone 9 - Nhon Hoi Ecotourism City in Binh Dinh Province.

Meanwhile, the Company transferred a part of the high-rise apartment sections in Zone 4 – Nhon Hoi Ecotourism City in Binh Dinh Province.

Thus, the Company’s profit after tax of the second quarter 2021 increased by 109% compared to the second quarter of 2020 primarily due to the revenue recorded from the transferred land lots in Zone 9 and the partial transfer of high-rise apartment sections in Zone 4 - Nhon Hoi Ecotourism City in Binh Dinh Province.

Respectfully.

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

Recipients:

- As stated above;
- Company archives

(Signed and sealed)

BUI QUANG ANH VU