

EXTRAORDINARY INFORMATION DISCLOSURE

To: - **HO CHI MINH STOCK EXCHANGE (HOSE),**

1. Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
(“**PHAT DAT CORPORATION**”)
 - Stock code: PDR
 - Head office: 8th & 9th floors, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
 - Telephone: (028) 2226 6868 Fax: (028) 2226 8686
 - Email: info@phatdat.com.vn
2. Content of information disclosure:
 - Periodic information disclosure about the financial status in 2022
3. This information was published on the Company’s website on 31st March 2023 at <https://www.phatdat.com.vn/en/announcements/>

We hereby declare that the abovementioned information is true and correct, and we shall be legally responsible for the information disclosed.

Attachments:

- Periodic ID about the financial status in 2022.

Recipients:

- As stated above,
- Company archives.

Representative of the organization
PERSON IN CHARGE OF INFORMATION DISCLOSURE
VICE CHAIRWOMAN OF THE BOD

(Signed and stamped)

TRAN THI HUONG

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

No.: 79/2023/PD-NV

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

HCMC, 31st March 2023

**“Re: Information disclosure about
financial status”**

**To: - HA NOI STOCK EXCHANGE,
- HO CHI MINH STOCK EXCHANGE,
- THE STATE SECURITIES COMMISSION.**

Pursuant to Circular No. 122/2020/TT-BTC dated 31st December 2020 of the Ministry of Finance providing guidance on information disclosure and reporting regime under the provisions of the Government’s decree No. 153/2020/ND-CP dated 31st December 2020 promulgating on private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Phat Dat Real Estate Development Corporation (“the Company”) would like to submit the periodic information disclosure about the Company’s financial status as follows:

1. Corporate information:

- Organization name: **PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION**
- Head office: F8th & F9th, Tower B, Viettel Complex Building, 285 Cach Mang Thang Tam Street, Ward 12, District 10, HCMC
- Telephone: (028) 2666 6868 Fax: (028) 2666 8686 Email: info@phatdat.com.vn
- Type of business: publicly listed company
- Primary business lines: Doing real estate business, etc.

2. Financial status

- Reporting period: 1 year (from 1st January 2022 to 31st December 2022)
- Key financial indicators of the Company in the period.

Indicator	Unit	Previous period (2021)	This reporting period (2022)
- Owners’ equity	Billion VND	8,144.51	9,260.53
- Debt-to-equity ratio	Time	1.52	1.47
- Bond outstanding-to-equity ratio	Time	2.09	0.27
- Profit after tax	Billion VND	1,860.61	1,160.63
- Return on Equity	%	27.90	13.34
- Safety ratio in accordance with specialized laws		Not applicable	Not applicable

We hereby declare that we shall be legally responsible for the content and the accuracy of the aforementioned information.

Respectfully,

**PHAT DAT REAL ESTATE DEVELOPMENT CORPORATION
LEGAL REPRESENTATIVE**

Recipients:

- As stated above;
- Company archives

(signed and stamped)

NGUYEN VAN DAT

[NOTICE: This document is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.]