

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 139/2024/PD-TCKT

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HCMC, April 19, 2024

***“Re: Explanation of IQ2024 income statement  
- Interim Consolidated 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 Consolidated 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 22,438,945,592
- Profit after tax of IQ2024: VND 52,637,210,591

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 134.58%, or VND 30,198,264,999, 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**