

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 239/2024/PD-TCKT

HCMC, July 19, 2024

***“Re: Explanation of IIQ2024 income statement
- Interim Consolidated Financial Statements”***

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

On July 19, 2024, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Consolidated Financial Statements for IIQ2024. In these financial statements, IIQ2024’s profit after tax decreased from that of IIQ2023. Details are as follows:

- Profit after tax of IIQ2023: VND 275,710,936,400
- Profit after tax of IIQ2024: VND 49,778,046,482

With the following explanations:

At present, the economic situation remains challenging, particularly in the real estate sector. Our Company's investing and developing real estate projects has encountered unfavorable conditions.

As a result, the Company's profit after tax for IIQ2024 decreased by 81.95%, or VND 225,932,889,918, compared to IIQ2023.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU