

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

-----  
No.: 238/2024/PD-TCKT

-----  
HCMC, July 19, 2024

***“Re: Explanation of IIQ2024 income statement  
- Interim Separate 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 Separate 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 220,591,079,449
- Profit after tax of IIQ2024: VND 38,400,147,245

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 82.59%, or VND 182,190,932,204, 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**