

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 279/2024/PD-TCKT

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HCMC, August 28, 2024

***“Re: Explanation of 1H2024 income statement  
- Reviewed Interim Separate Financial Statements”***

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

On August 28, 2024, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Separate Financial Statements for 1H2024 ended June 30, 2024. In these financial statements, 1H2024’s profit after tax decreased from that of 1H2023. Details are as follows:

- Profit after tax of 1H2024: VND 76,146,723,023
- Profit after tax of 1H2023: VND 254,052,713,943

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 1H2024 decreased by 70%, or VND 177,905,990,920, compared to 1H2023.

Respectfully.

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

***Recipients:***

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

*(Signed and stamped)*

**BUI QUANG ANH VU**