

**PHAT DAT REAL ESTATE
DEVELOPMENT CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

No.: 327/2024/PD-TCKT

HCMC, October 11, 2024

***“Re: Explanation of IIIQ2024 income statement
- Interim Consolidated Financial Statements”***

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

On October 11, 2024, Phat Dat Real Estate Development Corporation (Stock Code: PDR) published its interim Consolidated Financial Statements for IIIQ2024. In these financial statements, IIIQ2024's profit after tax decreased from that of IIIQ2023. Details are as follows:

- Profit after tax of IIIQ2024: VND 51,208,945,097
- Profit after tax of IIIQ2023: VND 101,677,756,981

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 IIIQ2024 decreased by 49.64%, or VND 50,468,811,884, compared to IIIQ2023.

Respectfully.

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

Recipients:

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

(Signed and stamped)

BUI QUANG ANH VU