

**PHAT DAT REAL ESTATE  
DEVELOPMENT CORPORATION**

**SOCIALIST REPUBLIC OF VIETNAM**

Independence – Freedom - Happiness

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No.: 326/2024/PD-TCKT

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HCMC, October 11, 2024

***“Re: Explanation of IIIQ2024 income statement  
- Interim Separate 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 Separate 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 65,127,461,875
- Profit after tax of IIIQ2023: VND 83,327,372,856

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 21.84%, or VND 18,199,910,981, 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**