



PDR: HOSE

IR NEWSLETTER

August 2025



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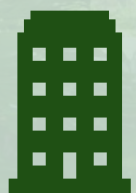
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SECTION 1. PHAT DAT'S NEWS





PHAT DAT ANNOUNCES 2024 DIVIDEND PAYMENT IN SHARES

Phat Dat Real Estate Development Corporation (PDR: HOSE) has approved a plan to issue 72.57 million shares to pay dividends to existing shareholders at an 8% ratio. The total issuance value at par is VND 725.78 billion.

The record date to exercise the right to receive dividends is set for August 5, 2025. The additional shares will be deposited at the Vietnam Securities Depository (VSD) and listed on the Hochiminh Stock Exchange (HOSE), ensuring shareholders' trading rights and interests.



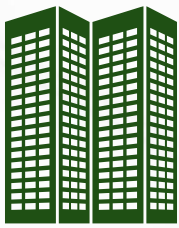
THUAN AN 1 OFFICIALLY ELIGIBLE FOR LAUNCH

On June 27, 2025, the Department of Construction of Binh Duong Province issued Notice No. 3730/SXD-QLN, confirming that 1,106 apartments in Block A1 of Thuan An 1 High-Rise Residential Complex are eligible for capital mobilization through the sale and lease-purchase of off-the-plan properties.

Located in Hoa Lan Quarter, Thuan Giao Ward, Thuan An City, Binh Duong Province (now Thuan Giao Ward, HCMC), Thuan An 1 boasts a strategic position near National Highway 13, My Phuoc - Tan Van Road, and major industrial zones, with strong development potential.

Thuan An 1 is fully compliant with legal requirements and has secured a guarantee agreement from MB Bank, ensuring customer rights in accordance with legal regulations.





LA PURA AND ITS DUAL AWARDS AT DOT PROPERTY VIETNAM AWARDS 2025

On July 31, 2025, the La Pura project, developed by Phat Dat Real Estate Development Corporation (PDR: HOSE), was honored in two important categories at the Dot Property Vietnam Awards 2025:

- Best Child-Friendly Design Vietnam 2025
- Best Wellness Urban Lifestyle Development Vietnam 2025

Positioned as a "wellness city," La Pura impressed with its comprehensive healthcare ecosystem, multi-layered landscapes, and a series of amenities such as sky pools, sound therapy rooms, meditation zones, and child-friendly living spaces. These awards recognize Phat Dat's commitment to sustainable development, resident-centric approaches, and efforts to elevate urban living standards.



PHAT DAT RANKS AMONG TOP 20 LARGEST TAX-PAYING PRIVATE REAL ESTATE ENTERPRISES IN VIETNAM

CafeF recently unveiled its inaugural CafeF Lists recognition system, featuring two rankings: PRIVATE 100 and VNTAX 200, honoring enterprises with the largest contributions to Vietnam's state budget. Based on actual tax payments for the 2024 fiscal year, Phat Dat (PDR: HOSE) ranked 9th among the top 20 private real estate companies with the largest budget contributions. This ranking specifically highlights private sector enterprises making significant contributions to the national budget, affirming their financial standing and social responsibility.

IDICO TỔNG CÔNG TY CỔ PHẦN IDICO

BIM Group CÔNG TY CỔ PHẦN TẬP ĐOÀN BIM

TASECO Land CÔNG TY CỔ PHẦN ĐẦU TƯ BẤT ĐỘNG SẢN TASECO

PHATDAT CORPORATION CÔNG TY CỔ PHẦN PHÁT TRIỂN BẤT ĐỘNG SẢN PHÁT ĐẠT

NAM LONG CÔNG TY CỔ PHẦN ĐẦU TƯ NAM LONG

NOVA LAND CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ ĐỊA ỐC NO VA

Q2.2025 BUSINESS RESULTS

NET REVENUE

19.9 Billion VND

+141.3% yoy

PROFIT AFTER TAX

64.9 Billion VND

+30.4% yoy

Net Revenue in Q2 2025 increased by 141.3% compared to Q2 2024. The cumulative figure for the first 6 months reached VND 457.9 billion, up 168.6% year-on-year.

Profit after Tax (PAT) in Q2 2025 rose by 30.4% compared to Q2 2024 (reaching VND 49.8 billion). The cumulative NPAT for the first 6 months stood at VND 115.5 billion, a 12.8% increase yoy.

GROSS PROFIT

5 Billion VND

+194.1% yoy

GROSS PROFIT MARGIN

25.09%

+21.90% yoy

As of June 30, 2025, total consolidated assets reached VND 24,226.4 billion, showing a slight increase compared to the end of 2024. Equity stood at VND 11,855.7 billion, with accumulated undistributed net profit of VND 2,066.3 billion.

Thanks to relatively favorable real estate business activities, the gross profit margin improved from 20.58% to 25.09%.

SECTION 2. STOCK MARKET & PDR SHARES



STOCK MARKET & PDR SHARES

As of 05/08/2025

PDR HOSE
19,000 VND

Beta	1.31
EPS	609
P/E	31.51
BVPS	13,068
P/B	1.47

52-week highest (VND/share)	21,400
52-week lowest (VND/share)	13,900
52-week average volume (million shares)	9.82
Outstanding shares (million shares)	979.81

21.404

Average trading volume in July
(million shares/day)

9.82%

18,616

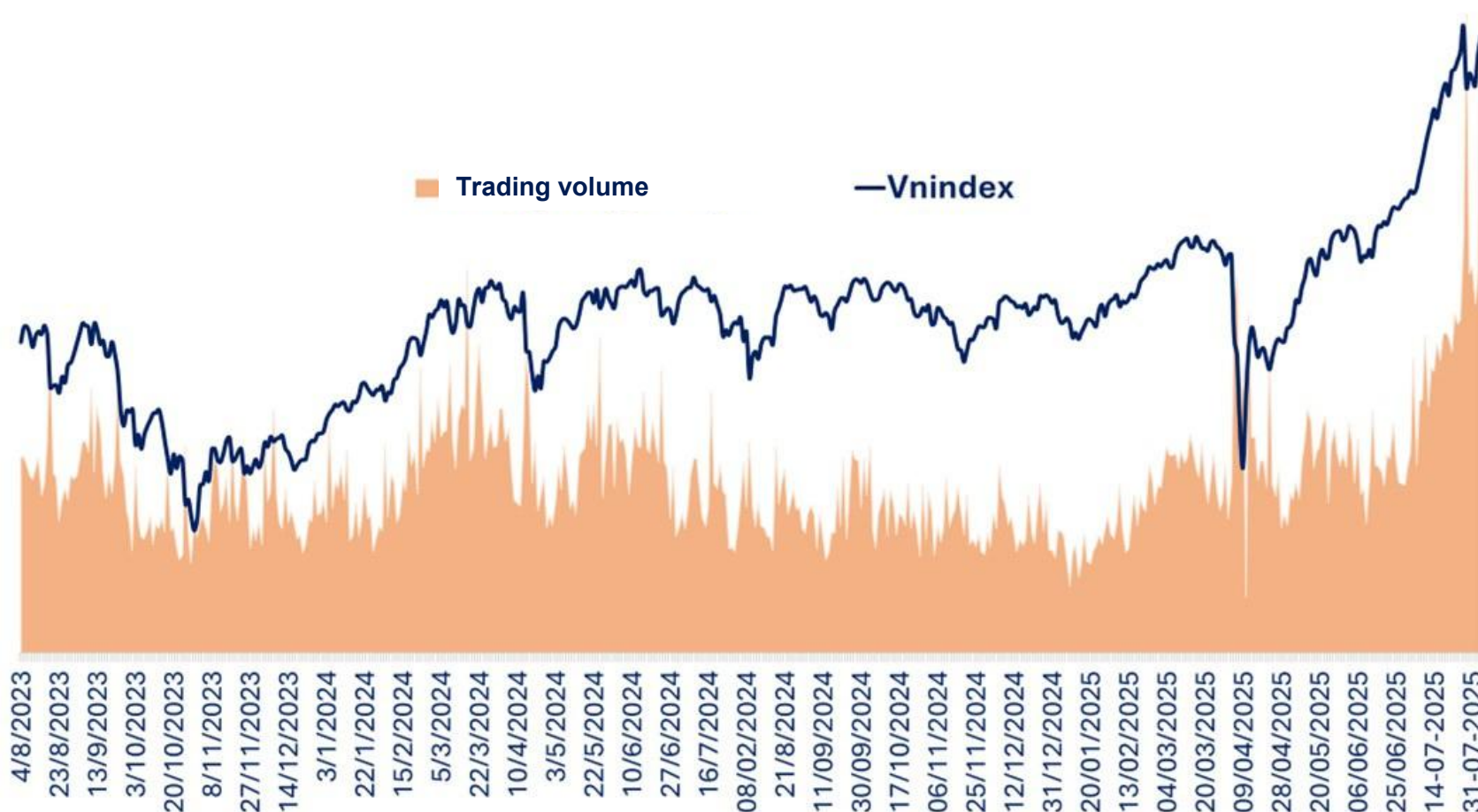
50%

Foreign ownership

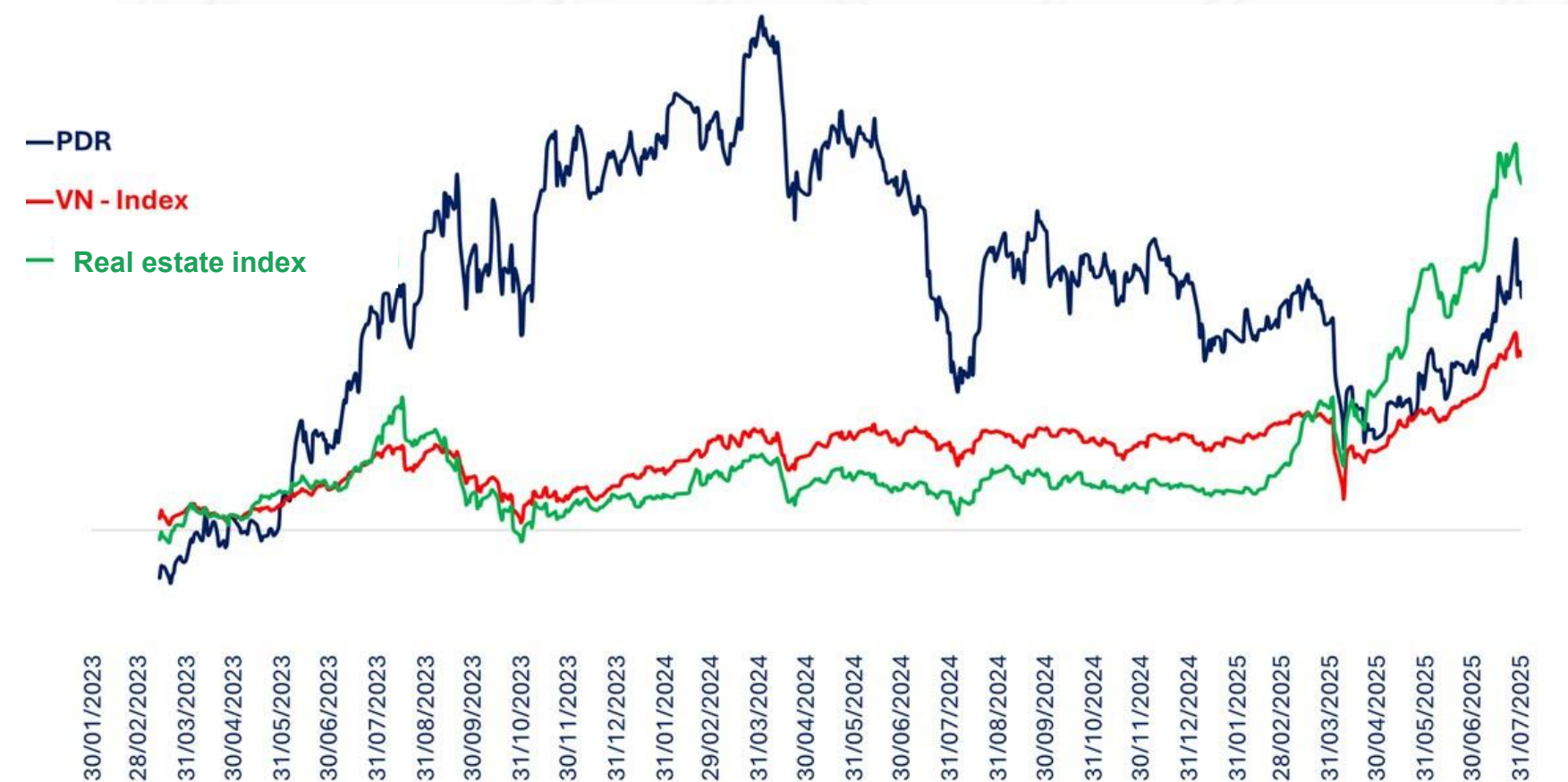
Market cap
(billion VND)

Free float

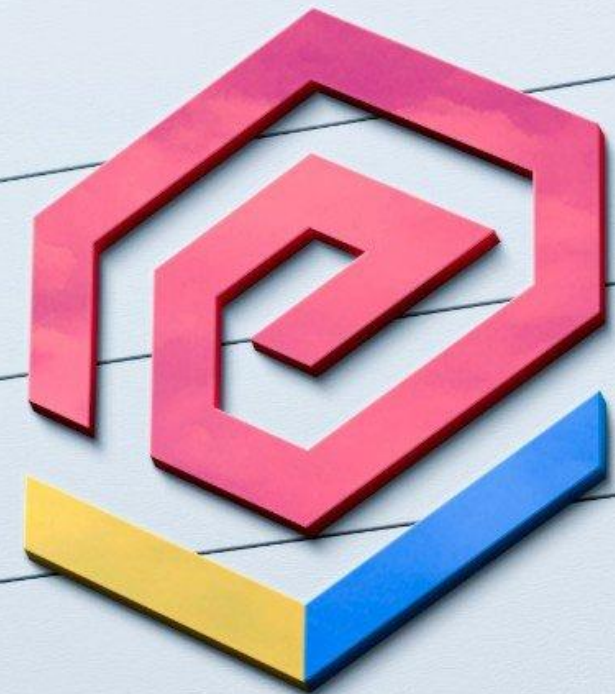
VN – Index increased in July



PDR's Performance compared to VN-Index and the real estate's



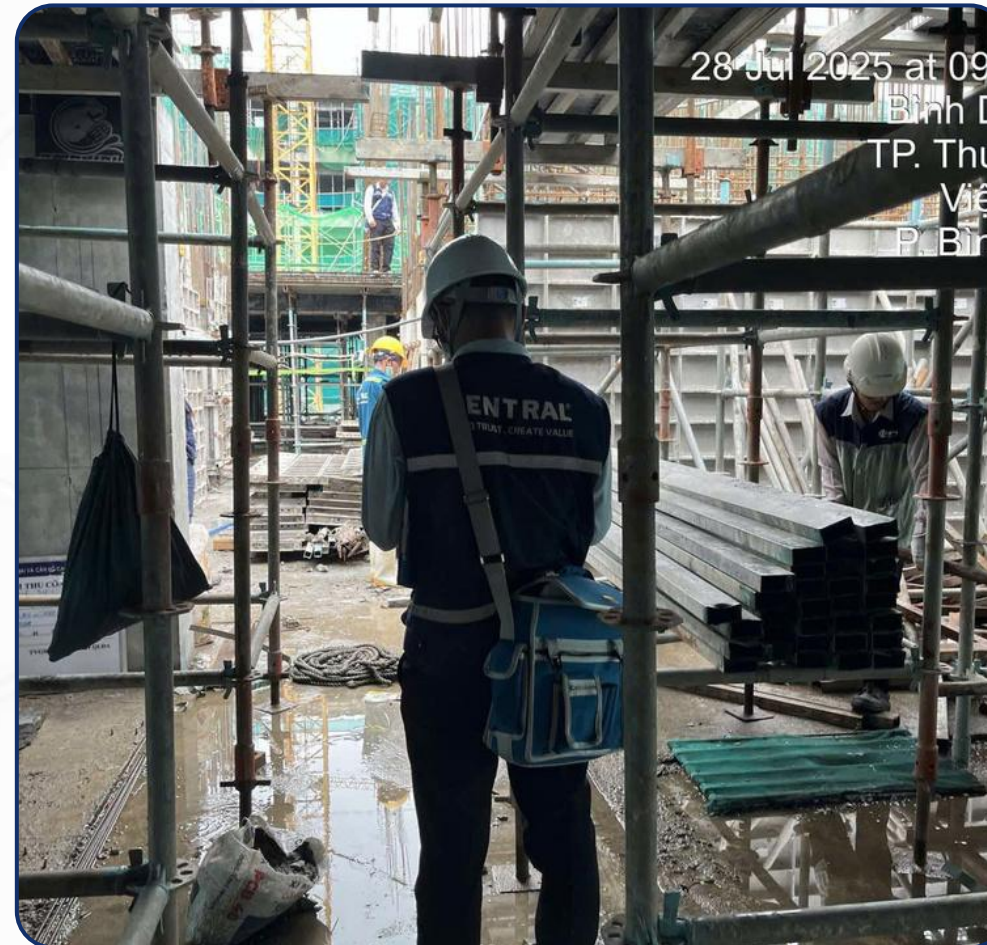
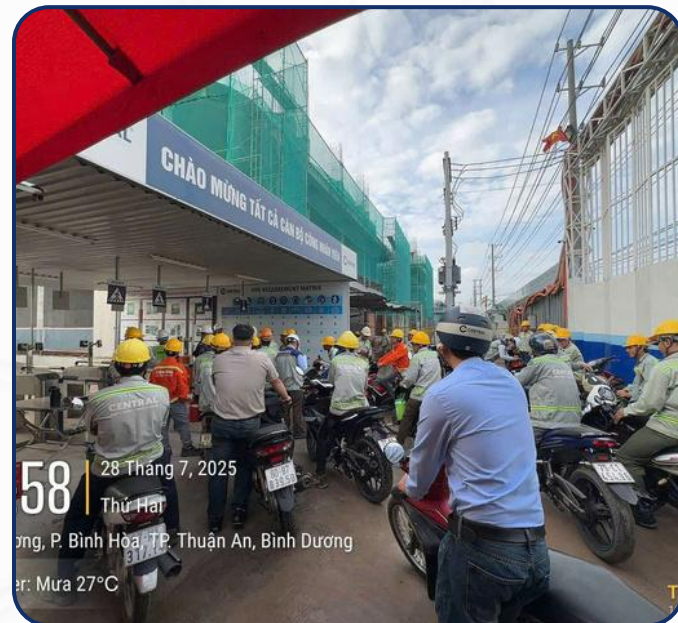
SECTION 3. PROJECT INFORMATION



LA PURA CONSTRUCTION SITE: RAPID & STEADY PROGRESS



- **Zenia Tower 1:** Completed formwork for the 9th-floor slab & Installed reinforcement for walls on floors 9–10.
- **Zenia Tower 2:** Finalized formwork for the 10th-floor slab; installed reinforcement for walls on floors 10–11; added a Hois system to support faster and safer construction.
- **Risa Tower:** Completed concrete pouring for the 17th-floor slab.
- Internal pathways have been outlined with fencing systems, and Unified floor numbering signs have been installed across the site.



As of August 2025, the La Pura construction site continues to maintain a rapid and steady pace. All project components are being implemented synchronously, adhering closely to the schedule while ensuring quality as planned.

WARM MOMENTS FROM THE EVENT

"TRAVEL FAR AND WIDE TO FIND THAT LA PURA IS STILL... HOME!"



- **95% of Phase 1 units** have found their owners just 55 days after the launch.
- **Officially introduced Zenia Up2** – a new product line featuring doubled space and doubled value, with a financial plan starting from just 260 million VND until handover, accompanied by a series of attractive incentives.

La Pura continues to demonstrate its strong market appeal, backed by the steadfast support of the development team, partners, and customers.





PHATDAT
CORPORATION
Real Estate Development

Thank you!

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For more information, kindly visit the Website of Phat Dat Real Estate Development Corporation at the link below:

PDR ANNOUNCEMENTS

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