



PHATDAT
CORPORATION
Real Estate Development

PDR: HOSE

IR NEWSLETTER

July 2025



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- Quy Nhon Iconic – The happy city welcoming the 'new' Gia Lai Province

SECTION 1. PHAT DAT'S NEWS





PHAT DAT'S SUCCESSFUL 2025 AGM: NEW MINDSET – NEW HEIGHTS

- On June 27, Phat Dat Real Estate Development Corporation (PDR: HOSE) successfully organized its 2025 Annual General Meeting of Shareholders under the theme "New Mindset – New Heights."
- In 2024, despite market challenges, Phat Dat recorded total revenue of VND 1,304.33 billion, pre-tax profit of VND 261.71 billion, and post-tax profit of VND 155.18 billion. The Company proactively restructured its finances through a debt-to-equity conversion while expanding strategic partnerships with major players such as Realty Holdings, Thanh Binh Phu My, G-Empire – Mai Viet Land, and others to enhance investment opportunities and develop large-scale projects.
- Phat Dat solidified its position as a leading real estate developer with prestigious awards, including Top 10 Most Reputable Real Estate Companies for the 5th consecutive year, 2024 Vietnam's Gold Stars, Top 50 Enterprises with Best Corporate Governance (VNCG50), and 2024 Employer of Choice.





- Entering 2025, Phat Dat aims for VND 3,300 billion in revenue and VND 728 billion in post-tax profit—nearly five times the previous year's results. The Company will aggressively implement key projects such as Quy Nhon Iconic, Serenity Phuoc Hai, Con Dao Resort Complex, and Thuan An. Simultaneously, Phat Dat is expanding its strategic land banks in Ho Chi Minh City and neighboring regions, applying a Human-Centric development model integrated with digital technologies like AI, IoT, and VR to enhance customer experience and operational efficiency.

- The Company will pay its 2024 dividend in stock at an 8% ratio. In 2025, it plans to issue 18 million ESOP shares at VND 10,000 per share. The 2026 dividend will be paid from retained post-tax earnings, with a total ratio of 17% of charter capital (5% cash, 12% stock). Mr. Vu Thanh Le was elected to the Board of Directors for the 2025–2028 term.
- With a solid financial foundation, innovative vision, and clear strategic direction, Phat Dat is steadily elevating its position in the real estate industry, striving for sustainable and long-term growth.



PDR 2025 AGM Q&A

KEY HIGHLIGHTS

2025 BUSINESS PLAN

 **3,300** billion VND

 **728** billion VND

LAND BANK & M&A

Focus Areas for Development: New HCMC (expanded areas) and Dong Nai. Notably, a 45-hectare project in former Binh Duong province.

Quang Ngai Industrial Park (400 ha): After being officially recognized as the Developer, PDR will transfer the development rights of this project to Phat Dat Industrial Park Company.

PROJECT INFORMATION

La Pura: Over 1,000 units sold; another 1,000 units will be released starting September 2025.

Quy Nhon Iconic: 125 plots sold in Q1, generating VND 435 billion in revenue.

Thuan An 1: Legal procedures completed, ready for sale. A foreign partner will acquire 80% stake in Thuan An 1, with payment expected in September 2025. Thuan An 2 is expected to be transferred next year.

Q1 Tower: Currently in transfer negotiation process.

Serenity Phuoc Hai, Ho Tram: Expected to finalize legal and construction permits by December 2025.

Con Dao Resort Complex:
Preparing land use fee calculations.

Tropicana: Awaiting official zoning approval.

BT PROJECTS

Phan Dinh Phung Sports Center:

Under current regulations, PDR can continue developing previously invested land plots. Awaiting HCMC People's Committee to submit a proposal to the Government for resolution in Q2–Q3 2025.

Technical Infrastructure Project – Co Dai Area (District 9):

Approved in principle by HCMC People's Committee. Relevant agencies are coordinating to complete necessary legal procedures.

SECTION 2. STOCK MARKET & PDR SHARES



STOCK MARKET & PDR SHARES

As of 07/07/2025

PDR HOSE
18,950 VND

Beta	1.23
EPS	616
P/E	29.87
BVPS	12,722
P/B	1.45

52-week highest (VND/share)	23,700
52-week lowest (VND/share)	15,100
52-week average volume (million shares)	8.45
Outstanding shares (million shares)	907.23

11.210

Average trading volume in June
(million shares/day)

10.14%

Foreign ownership

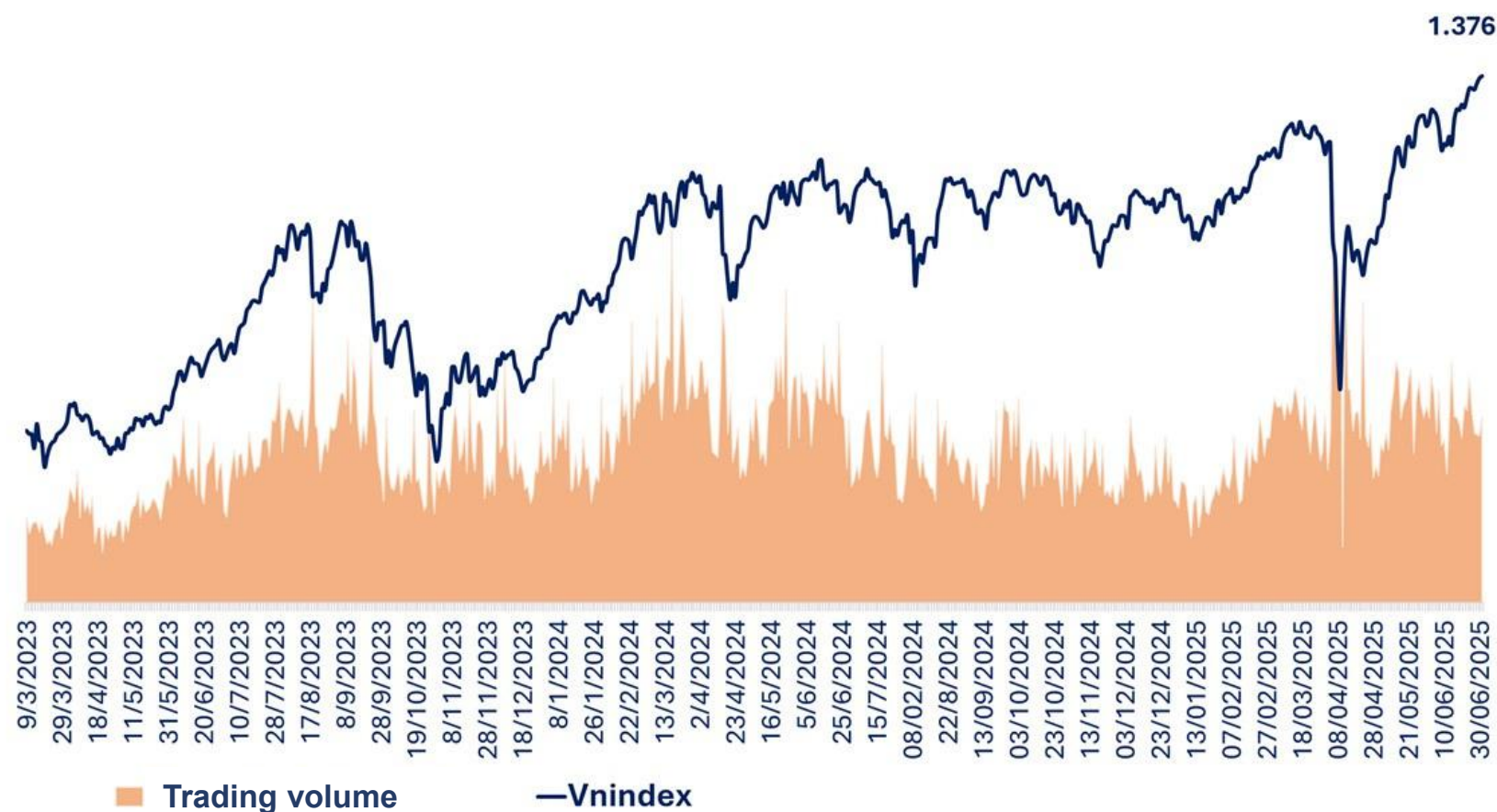
17,192

Market cap
(billion VND)

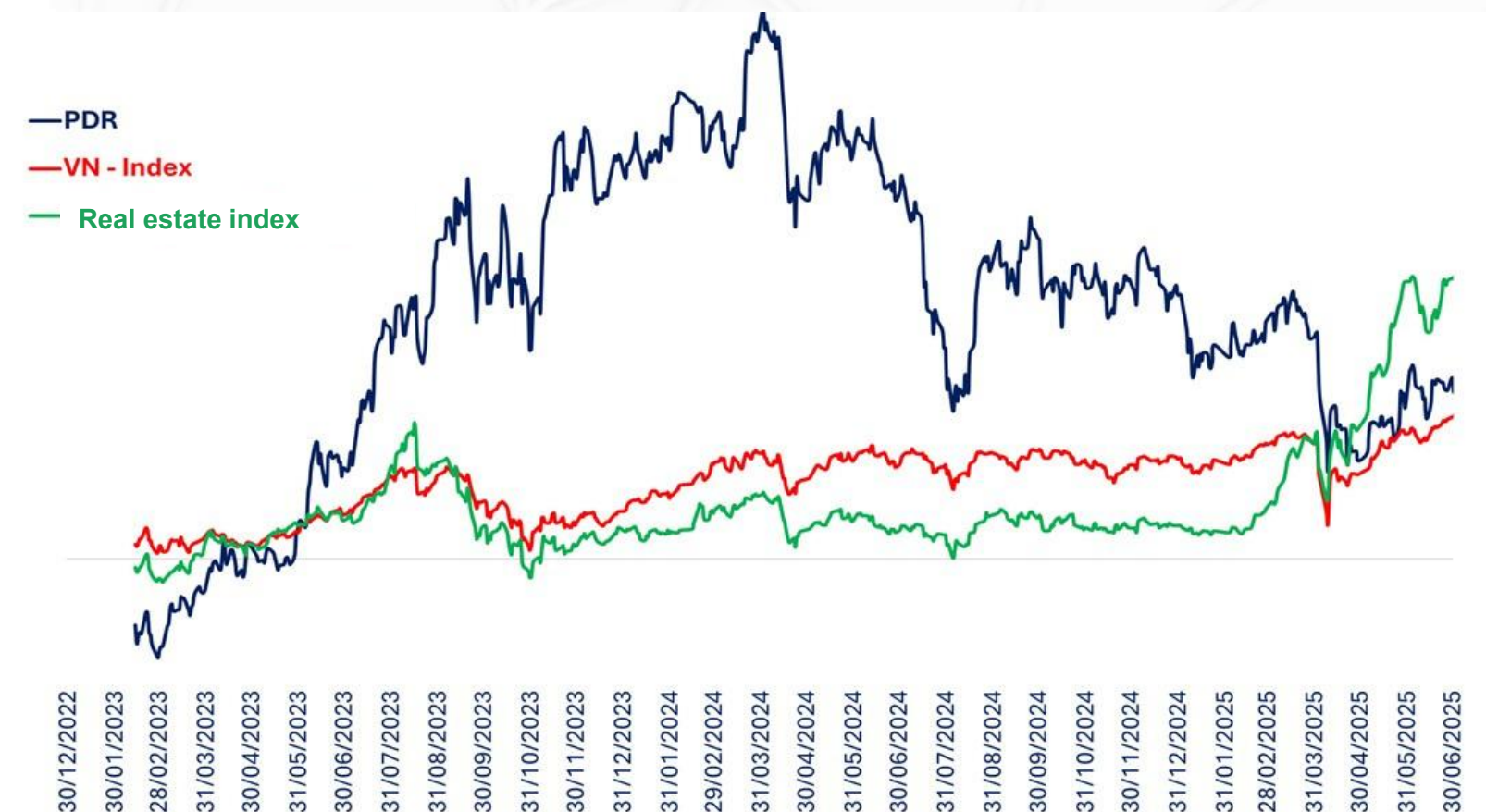
50%

Free float

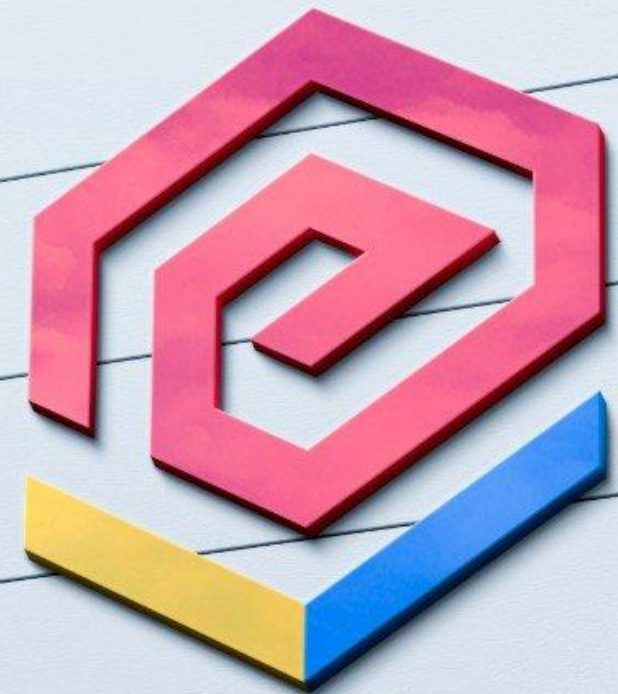
VN – Index increased in June



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

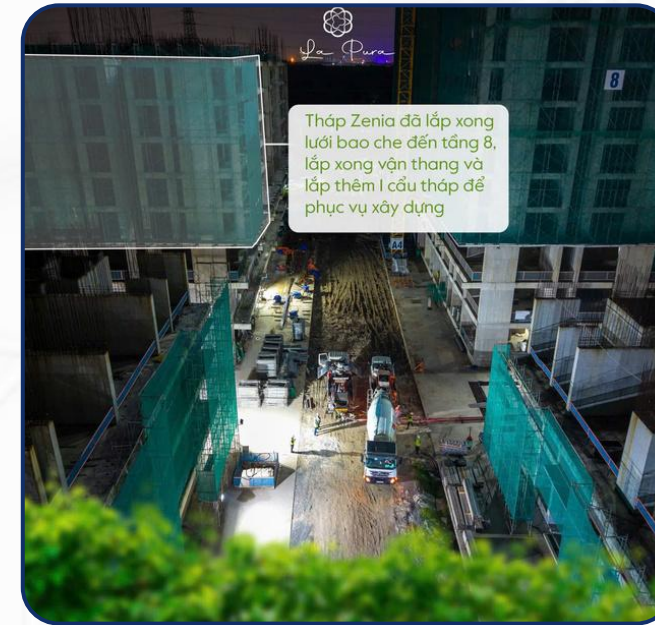


SECTION 3. PROJECT INFORMATION



LA PURA CONSTRUCTION SITE

FULL SPEED – BUZZING WITH ACTIVITY



ZENIA Tower has reached the 16th floor, with over 120 workers executing key construction phases. Soon, the workforce will expand to accelerate progress, targeting one completed floor per week, ensuring on-time handover while maintaining the highest standards of quality & safety.

QUY NHON ICONIC

THE HAPPY CITY WELCOMING THE 'NEW' GIA LAI PROVINCE



Multipurpose Pickleball Court: Nearing completion, set to debut soon as a vibrant community hub.



Finalizing the in-house utility parks



Actively pouring concrete slabs for shophouse rows



Completing shophouses facing National Highway 19

- **Quy Nhon Iconic remains on schedule, further boosted by the Pleiku – Binh Dinh Expressway news and upcoming administrative merger plans. It continues to be a prime investment and residential choice in Northwest Quy Nhon,**



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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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