



PHATDAT
CORPORATION
Real Estate Development

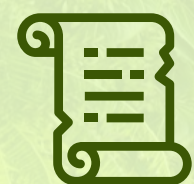
HOSE: PDR

IR NEWSLETTER

June 2025



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SECTION 1. PHAT DAT'S NEWS





GRAND OPENING OF SALES GALLERY AND SHOW FLATS AT LA PURA - THE WELLNESS CITY

- On May 16, 2025, Phat Dat Real Estate Development Corporation (HOSE: PDR), in its role as the Project Developer, officially inaugurated the Sales Gallery and show flats for La Pura – the wellness city at Mega Market An Phu, Thu Duc City, HCMC.
- Spanning over 1,000m², the Sales Gallery is located near the metro and commercial centers, offering customers an experience of modern, green living. The space is designed according to the “sophisticated interior, lush exterior” philosophy, combining high-end interiors with modern interactive equipment. The 1 and 2-bedroom model apartments are functionally optimized to create a cozy and luxurious feel.
- The event attracted hundreds of customers and investors, marking a new step forward in Phat Dat's journey to create healthy, convenient, and sustainable living spaces.





THUAN AN 1 RECEIVES LAND USE RIGHT CERTIFICATES, READY FOR LAUNCH

- On May 9, 2025, the Binh Duong Department of Natural Resources & Environment issued Land Use Right Certificates for Thuan An 1 (in Thuan An City), with Phat Dat (HOSE: PDR) as the developer. This is a crucial legal milestone, paving the way for its commercial launch in the near future.
- The project spans 1.8 hectares, featuring a 39-story tower with 3–4 basement levels, offering nearly 2,700 apartments and shophouses. Thanks to its central location adjacent to Binh Duong Avenue, residents will enjoy easy connectivity to HCMC and key economic provinces in the Southern region. The completion of this legal procedure demonstrates Phat Dat's capability to execute projects on schedule and its commitment to transparency.



PROPOSAL TO LIFT TRANSACTION RESTRICTIONS AT 132 BEN VAN DON

- On May 29, 2025, the HCMC People's Court proposed that the HCMC People's Committee lift the transaction restrictions on the land lot at 132 Ben Van Don (District 4). According to verdict No. 233/2025/HSST, Phu My Hung Development Corporation is recognized as a bona fide third party, legally implementing the Millennium project.
- The court affirmed that civil transactions with buyers in the project are unrelated to the legal case involving Vinafood II. This new decision helps protect the legitimate rights of buyers and affirms the project's transparent legal status.





PHAT DAT ANNOUNCES 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- On May 28, 2025, the Board of Directors of Phat Dat Real Estate Development Corporation (HOSE: PDR) issued Decision No. 10/2025/BD-QĐ regarding the organization of the 2025 Annual General Meeting of Shareholders (AGM). The meeting is scheduled to take place on June 27, 2025, at the Lotus Ballroom, 1st Floor, Rex Hotel, 141 Nguyen Hue Street, Ben Nghe Ward, District 1, HCMC.
- The agenda items expected to be presented at the meeting include: the 2024 operational reports of the BOD and the BOM; the audited financial statements; the 2025 business plan and profit distribution plan; the plan for share issuance under the Employee Stock Option Program (ESOP); the selection of an independent audit firm; amendments to the company's charter and corporate governance regulations; the election of an additional independent member to the Board of Directors; along with other matters under the authority of the GMS.
- This announcement demonstrates Phat Dat's commitment to transparency and regulatory compliance in safeguarding shareholder rights and guiding the company's sustainable development.





PDR EXPANDS LAND BANK TO OVER 500 HA IN HCMC POST-MERGER, SOLIDIFYING ITS POSITION IN THE REAL ESTATE MARKET

- On June 3, 2025, at a meeting with over 30 investment funds, financial institutions, and securities companies, Mr. Nguyen Van Dat – Board Chairman of Phat Dat Real Estate Development Corporation (HOSE: PDR) – announced that the company's expanded land bank in Ho Chi Minh City has surpassed the 500 hectares. This was achieved through two flexible methods: acquiring clean land and participating in developer selection bidding, marking a significant milestone in the company's long-term development strategy.
- Currently, Phat Dat is focusing on developing key projects such as a 32-hectare high-tech park in Di An City (Binh Duong), Quy Nhon Iconic, Thuan An 1 & 2, Serenity Phuoc Hai, Con Dao Resort, and Nhu Nguyet urban area (Da Nang). Notably, Quy Nhon Iconic is reporting strong sales results, which are expected to generate substantial short-term cash flow, enabling the company to fully settle major loans by 2026.

SECTION 2. STOCK MARKET & PDR SHARES



STOCK MARKET & PDR SHARES

As of 05/06/2025

PDR HOSE
18,250 VND

Beta	1.28
EPS	616
P/E	26.96
BVPS	12,722
P/B	1.45

9.485
Average trading volume in May
(million shares/day)

52-week highest (VND/share)	26,300
52-week lowest (VND/share)	15,100
52-week average volume (million shares)	7.96
Outstanding shares (million shares)	907.23

9.96%

Foreign ownership

16,557

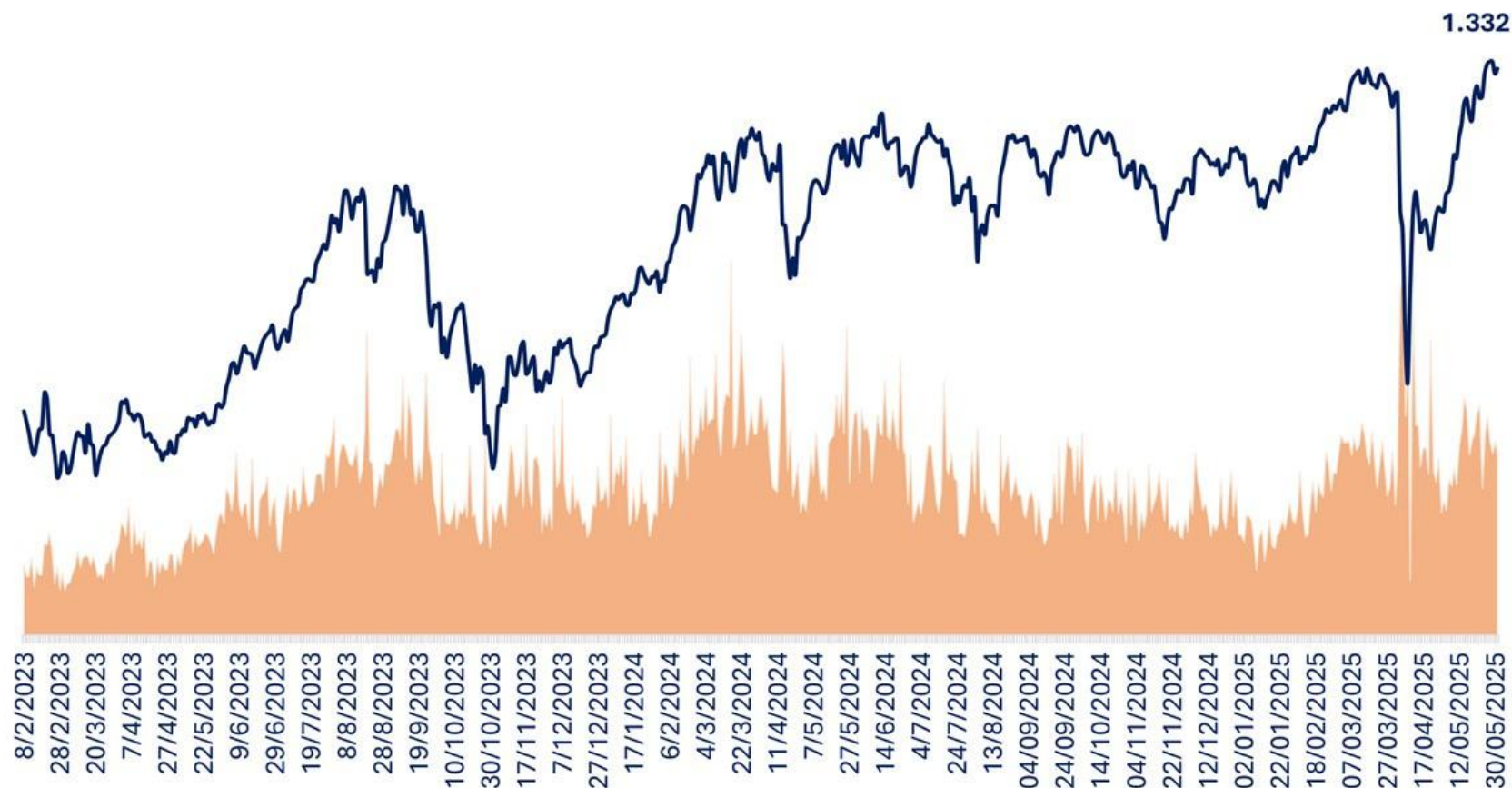
Market cap
(billion VND)

50%

Free float



VN – Index increased in May



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



SECTION 3. PROJECT INFORMATION



LA PURA

UPDATES ON ITS OFFICIAL LAUNCH EVENT ON JUNE 8TH



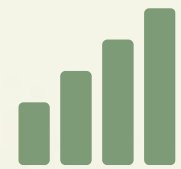
EVENT ATTENDANCE

Over 3,000 participants



SALES STATUS

95% of the Zenia block sold on the first day



BOOKING STATUS

6,201 units reserved prior to launch day



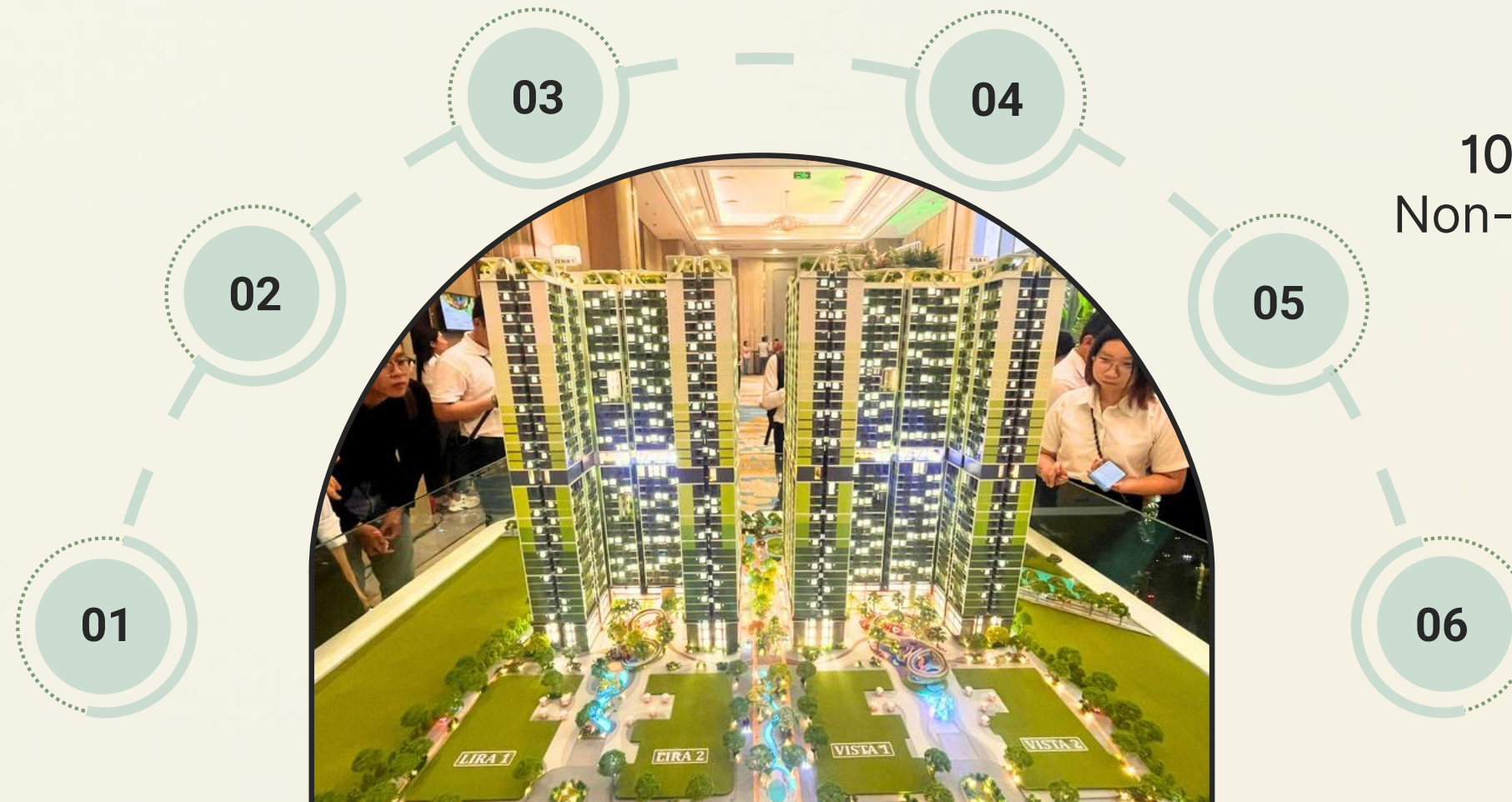
DEPOSIT TERMS

10% of contract value
Non-refundable deposit



SALES LAUNCH

On June 08, 2025, at Landmark 81



DEPOSIT CONTRACTS

Over 1,330 deposit contracts signed on launch day

PHAT DAT SUCCESSFULLY LAUNCHES ZENIA BLOCK AT LA PURA - GENERATING REMARKABLE INVESTOR INTEREST





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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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