



PHATDAT
CORPORATION
Real Estate Development

IR Newsletter

August.2026

PDR: HOSE

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PHAT DAT'S
NEWS

PHAT DAT UPDATES USE OF PROCEEDS & DISBURSEMENT PROGRESS FROM SHARE OFFERING

Under Board of Directors Resolution No. 30/2026/HĐQT-QĐ dated July 13, 2026, Phat Dat Real Estate Development Corporation (PDR: HOSE) officially approved adjustments and clarifications to its Plan of the share offering to existing shareholders.

The capital-raising initiative is primarily aimed at mobilizing resources for the development of key projects, including the Han Riverfront Project and the 239 Cach Mang Thang Tam Project.

In addition, Phat Dat will allocate part of the proceeds to supplement working capital for its business operations during the final months of 2026.

CHAIRMAN NGUYEN VAN DAT REGISTERS TO PURCHASE AN ADDITIONAL 20 MILLION PDR SHARES

Mr. Nguyen Van Dat, Chairman of the Board of Directors of Phat Dat Real Estate Development Corporation (PDR: HOSE), has officially registered to purchase an additional 20 million PDR shares, with the aim of increasing his ownership to 29.54%. The transaction is expected to be carried out through matching orders from July 31 to August 29, 2026. Mr. Nguyen Van Dat currently holds 27.54% of Phat Dat's charter capital. Once completed, the transaction will increase the Chairman's shareholding in the company to the targeted ownership level.





LOTTE PROPERTIES HCMC COMPLETES LAND-USE FEE PAYMENT FOR LOTTE ECO SMART CITY THU THIEM

On July 31, 2026, Lotte Properties HCMC Co., Ltd., the developer of Lotte Eco Smart City Thu Thiem, completed the full payment of VND 17.569 trillion in land-use fees to the State budget.

This marks a decisive legal milestone, removing long-standing obstacles and creating a solid foundation for the project to move into its next phase.

Following this milestone, Lotte Properties HCMC and its strategic partners, including Phat Dat Real Estate Development Corporation (PDR: HOSE), will focus on accelerating construction and development of the project in Thu Thiem New Urban Area, HCMC.

PHAT DAT COMPLETES 145B VND EDUCATION PROJECT SERVING MORE THAN 1,000 PUPILS

Phat Dat Real Estate Development Corporation (PDR: HOSE) officially inaugurated and handed over Binh Chuan 3 Primary School in Thuan Giao Ward, HCMC. Developed under a socialized investment model, the project represents a total investment of approximately 145 billion VND, fully funded by Phat Dat. The school occupies an area of more than 10,458 sq. m. and features 40 classrooms along with modern facilities, providing a high-quality learning environment for more than 1,000 pupils. On this occasion, Phat Dat also donated VND 100 million to the school's scholarship fund to support students facing difficult circumstances ahead of the new academic year.

The project underscores Phat Dat's commitment to improving educational infrastructure and contribute to sustainable community development.



PHAT DAT COMPLETES VND 7.666 TRILLION PAYMENT FOR ACQUISITION OF 35% STAKE IN LOTTE PROPERTIES HCMC

Phat Dat Real Estate Development Corporation (PDR: HOSE) has announced the completion of all payment obligations, with a total value of VND 7.666 trillion, officially acquiring a 35% equity interest in Lotte Properties HCMC Co., Ltd., the legal entity directly implementing the project.

The completion of the transaction not only marks an important milestone in the partnership between Phat Dat and Lotte Group, but also demonstrates Phat Dat's ability to mobilize resources and fully meet its financial commitments for large-scale projects in central HCMC.



PHAT DAT'S UPDATE ON LOTTE ECO SMART CITY THU THIEM

at the **Analyst Meeting** on 12/08/2026 with the participation of over 50 Analysts and Representatives of leading investment funds

Holding
35%

of Charter capital of **Lotte Properties HCMC**.
Alongside Lotte Shopping (30.59%), Hotel Lotte (22.94%) and Lotte E&C (11.47%)



~10.4 trillion
Transaction value

7.666 trillion VND in capital transfer and contribution

KEY HIGHLIGHTS



LEGAL & FINANCIAL MILESTONES

- ✓ **31/07/2026:** Lotte Properties HCMC completed payment of **17.569 trillion VND** in land-use fees.
- ✓ **10/08/2026:** Phat Dat completed payment of **7.666 trillion VND**, officially completing the acquisition of a **35% equity interest** in Lotte Properties HCMC Co., Ltd., the legal entity implementing Lotte Eco Smart City Thu Thiem project.



Creating a solid legal foundation for the project to enter its implementation phase.



LOCATION & INFRASTRUCTURE

- In the heart of **HCMC new urban center** (Functional Area 2A of Thu Thiem New Urban Area, spanning 7.45 ha.)
- Exceptional connectivity with 2 Metro stations within its boundaries, adjacent Central Plaza, central lake, Saigon River
- The project is set to benefit from major infrastructure developments scheduled to break ground in 2026 (Metro Line No. 2 (Ben Thanh – Thu Thiem), Thu Thiem 4 Bridge & Thu Thiem International Financial Center, among others.)



The project's long-term value is supported by such integrated infrastructure



PDR's PARTNERSHIP & BENEFITS

- ✓ **Residential component:** Phat Dat participates in the co-development of **35%** of the residential component across high-rise blocks **2-2, 2-4 and 2-6**.
- ✓ **Commercial component:** Phat Dat develops and receives **100%** of the economic benefits from blocks 2-1 and 2-3, together with the retail podium and basement.



Phat Dat's economic interests: **35% of the residential component and 100% of the components directly controlled by Phat Dat.**



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STOCK MARKET & PDR SHARES

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As of 10/08/2026

PDR: HOSE **12,100** VND

Beta	0.89		
EPS	626	52-week highest (VND/share)	26,300
P/E	19.33	52-week lowest (VND/share)	10,400
BVPS	12,638	52-week average volume (million shares)	13,252
P/B	0.96	Outstanding shares (million shares)	997,809

7.590 Average trading volume in July
(million shares/day)

6.88%	12,073	60%
Foreign ownership	Market cap (billion VND)	Free float

VN-Index declined in July



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





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PROJECT
INFORMATION

LA PURA CONSTRUCTION PROGRESS UPDATE: ACCELERATING COMPLETION ACROSS PROJECT COMPONENTS

La Pura continues to advance its construction for the entire site:

- At Risa, wall construction has reached 23–25 floors of Towers A3 & A4, with exterior finishing completed up to the 14th floor. Interior plastering and painting are currently underway from 6th to 8th floors.
- At Zenia, wall construction has reached the 37th floor, with MEP installation on the 26th floor. Interior and exterior plastering and painting are currently underway from 10th to 17th floors.
- Meanwhile, construction at Lusso Saigon and Lusso d'Arte has reached the 7th and 6th floors, respectively.

On August 8, 2026, a site tour at the La Pura project officially took place, giving customers an opportunity to experience the development firsthand and receive updates on construction progress.

The program is organized in accordance with safety standards and is expected to take place every Saturday afternoon. Interested customers can register with the sales teams of La Pura's authorized sales partners





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

<https://www.phatdat.com.vn/en/announcements/>

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