

IR NEWSLETTER

September 2025



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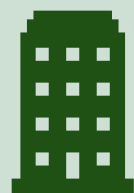
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SECTION 1. PHAT DAT'S NEWS



PHAT DAT INCREASES CHARTER CAPITAL TO NEARLY VND 9.8 TRILLION, AMENDS CHARTER

According to Resolution No. 20/2025/HĐQT-QĐ dated August 13, 2025, the Board of Directors of Phat Dat Real Estate Development Corporation approved the adjustment of charter capital after completing the share issuance to pay dividends to existing shareholders:

- Issued an additional **72,574,296 ordinary shares** to pay dividends to existing shareholders.
- Charter capital increased from **VND 9,072 billion to VND 9,798 billion**.
- The form of capital increase: share issuance for dividend payment; Effective date of charter capital change: August 13, 2025.



PHAT DAT APPROVES CAPITAL CONTRIBUTION TO ESTABLISH A SUBSIDIARY

On September 05, 2025, Phat Dat (PDR: HOSE) approved a capital contribution to establish a subsidiary.

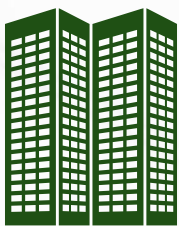
Proposed name of the company to be established: **CÔNG TY TNHH ĐẦU TƯ BẤT ĐỘNG SẢN CAO TẦNG THUẬN AN 1 (THUAN AN 1 HIGH-RISE REAL ESTATE INVESTMENT CO., LTD.)**

Charter capital: VND **250,000,000**

The Company's capital contribution ratio: 99% of charter capital, equivalent to VND 247,500,000.

Mr. Bui Quang Anh Vu is appointed as the Representative to manage the capital contribution at the subsidiary and is responsible for exercising the rights and obligations in accordance with the law and the Charter.





PHAT DAT BOOSTS GROWTH PROSPECTS FROM SATELLITE CITIES

As the real estate market enters a phase of selective recovery, Phat Dat Real Estate Development Corporation (PDR: HOSE) is demonstrating a strategic choice by focusing on projects in satellite cities around HCMC:

- The company is concentrating on developing projects in satellite cities around HCMC and Dong Nai - an area considered a "gold mine" for the real estate industry and a growth driver for the socio-economy of the Southern region for the 2025-2030 period.
- Phat Dat's land bank in HCMC and its vicinity has exceeded 500 hectares.
- Notably, Phat Dat continues to expand its land bank in Dong Nai – a market forecasted to boom due to improved regional infrastructure.
- The strategy focuses on the mid-range apartment segment, catering to real housing demand and long-term investment.



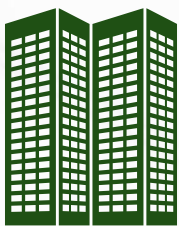
La Pura



Thuan An High-rise Residential Complex



Serenity Phuoc Hai



CHAIRMAN NGUYEN VAN DAT: SACRIFICING SHORT-TERM PERSONAL INTERESTS TO BUILD A LONG-TERM FUTURE FOR PHAT DAT

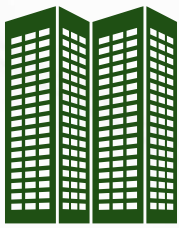


On August 29, 2025, Phat Dat Real Estate Development Corporation announced information regarding the decision by Mr. Nguyen Van Dat – Chairman of the Board of Directors – to transfer 88 million PDR shares. The nature of this deal was a **proactive choice**. Mr. Dat transferred a small portion of his shareholding percentage through a **block trade**, aiming to convert personal assets into **ready financial resources**, enabling **immediate support** for **Phat Dat's new, larger-scale business plans**.

- Chairman Nguyen Van Dat executed a block trade to transfer 88 million PDR shares.
- With nearly VND 2 trillion expected to be raised, Mr. Dat contributes to the "launchpad" for Phat Dat's breakthrough plans just as the market is showing positive signs.
- Phat Dat's leadership stated they are preparing a very strong financial foundation alongside urgent and decisive action plan.
- After the transfer, Mr. Dat remains the largest shareholder of Phat Dat, holding a 36.45% stake.

"I am willing to sacrifice short-term personal gains, but in return, Phat Dat and its shareholders will secure more sustainable, long-term benefits."

Mr. Nguyen Van Dat – Board Chairman of Phat Dat



PHAT DAT UNVEILS NEW STRATEGIC FOCUS: FROM SATELLITE CITIES TO CONQUERING MAJOR URBAN CORES

Following a period of robust restructuring and a focus on projects in satellite cities around HCMC, Phat Dat Real Estate Development Corporation is entering a new growth phase with a more assertive vision: directing its strategic focus towards the central areas of major cities to develop iconic projects. This move demonstrates the company's calculated boldness, aiming to solidify its position as the market gradually recovers.

- The company is negotiating to develop multiple projects in the CBDs of HCMC and Hanoi. Some of these projects are very large in scale.
- The projects will receive synchronized investment in infrastructure, architecture, and amenities, aiming to elevate urban living standards and deliver superior value to customers. This direction aligns with the trend of sustainable real estate development.
- To implement this new strategic focus, Phat Dat is urgently mobilizing financial resources. It is for this reason that Mr. Nguyen Van Dat demonstrated clear decisiveness and commitment by selling 88 million PDR shares from his personal holdings via a block trade, expected to raise approximately VND 2 trillion, converting them into ready resources to support the company.



Millennium



The EverRich Infinity



SECTION 2. STOCK MARKET & PDR SHARES

STOCK MARKET & PDR SHARES

As of Sep 4, 2025

PDR *HOSE*
26,000 VND

Beta	1.34
EPS	609
P/E	42.67
BVPS	13,068
P/B	1.99

52-week highest (VND/share)	27,200
52-week lowest (VND/share)	13,932
52-week average volume (million shares)	11.72
Outstanding shares (million shares)	979.81

31.720

Average trading volume in August
(million shares/day)

10.9%

Foreign ownership

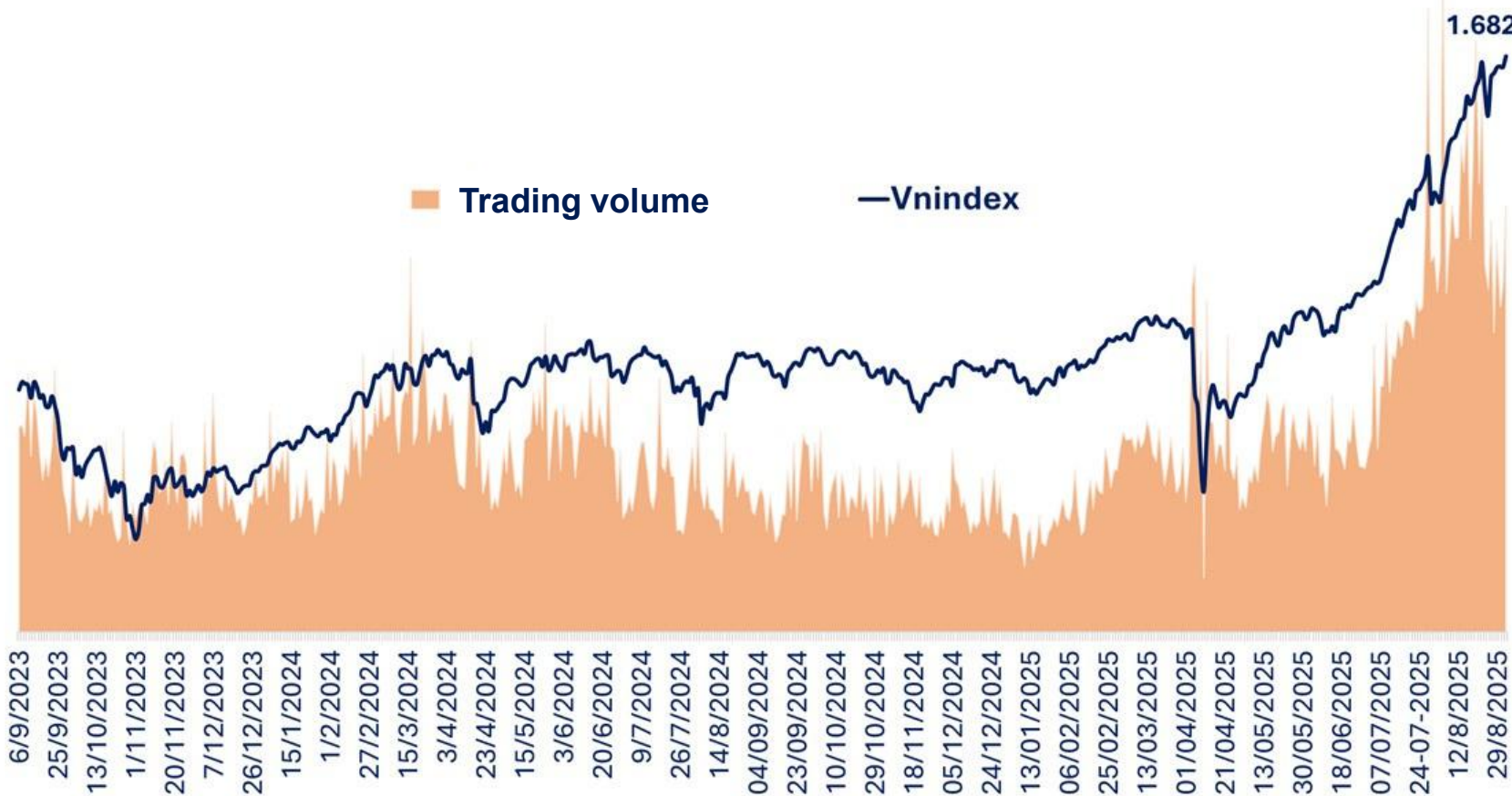
25,475

Market capitalization
(billion VND)

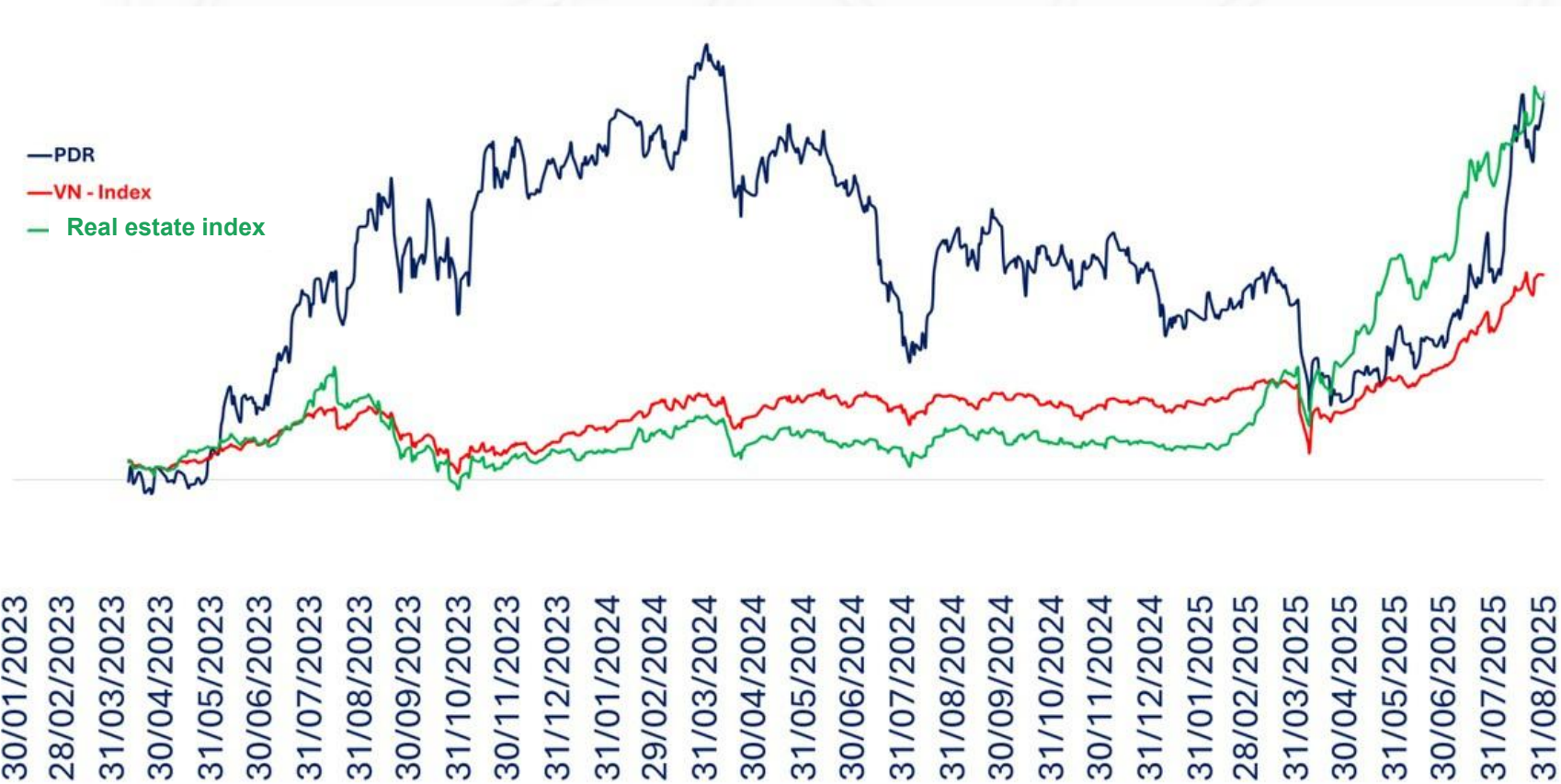
50%

Free float

VN – Index increased in August



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



SECTION 3. PROJECT INFORMATION



QUY NHON ICONIC

THE RIVERSIDE VILLAGE AND COASTAL CITY



- As scheduled, Quy Nhon Iconic has largely completed its initial phase and will proceed with the second sales phase in QIII/2025.

LA PURA

CONSTRUCTION PROGRESS UPDATE AS OF SEP 10, 2025



- As of September 10, 2025, the La Pura project maintains a workforce of over 400 workers and construction equipment on site daily.
- Zenia Tower 1 is completing the walls and floor slabs for the 11th floor.
- Zenia Tower 2 has reached the 13th floor.
- Wall construction is being carried out simultaneously across multiple floors.





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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