



**PHATDAT**  
CORPORATION  
Real Estate Development

# IR Newsletter

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December.2025

PDR: HOSE

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PHAT DAT'S  
NEWS



## PHAT DAT EXECUTES A VND 1.1T TRANSACTION FOR A PRIME LAND IN DA NANG

Phat Dat has approved to transfer 99% of its shareholding in Bac Cuong Investment JSC – the owner of a prime land of more than 2,700 m<sup>2</sup> located at 223–225 Tran Phu St., Hai Chau District, Da Nang. The transfer value, as stipulated by the BOD, is not less than VND 1.1 trillion. Upon completion, Bac Cuong will no longer be a subsidiary of PDR, meaning that this project will no longer be part of the PDR ecosystem.

This divestment is in line with the Company's strategy to restructure its investment portfolio, strengthen financial resources, and enhance cash flow to focus on key projects.

## PDR EXPANDS LAND BANK IN CBDs WITH A VND5.5T TRANSACTION FOR A PROJECT ON CMT8 ST., HCMC

Phat Dat has approved to acquire the entire shareholding of Dai Quang Minh Real Estate Investment JSC in AKYN Trading and Services Investment JSC, which is currently the developer of a commercial housing project located at No. 239 Cach Mang Thang 8 Street, Ban Co Ward, HCMC. Upon completion, PDR will become a shareholder owning 50% of the total outstanding shares of AKYN Trading and Services Investment JSC.

The project is located on a land of approx. 3,500 m<sup>2</sup> and is oriented toward a mixed-use complex comprising residential apartments and commercial center, services, and office space. The estimated investment is about VND 5.5 trillion, with implementation planned for the period from 2026 to 2030.







## LA PURA MAKES ITS MARK AT VNREA's 2025 REAL ESTATE AWARDS

La Pura has been honored in the category of **“Top 5 Most Promising TOD-Oriented Urban Development Projects in the Southern Key Economic Region”** under the voting program organized by the Vietnam Real Estate Association (VNREA). The award recognizes the project’s development quality, from design and amenities to its sustainable orientation, while also reinforcing market confidence in the La Pura product line as the Company expands its portfolio and strengthens its presence in the northeastern HCMC.



## PHAT DAT STANDS WITH CENTRAL VIETNAM IN THE AFTERMATH OF FLOODS

Phat Dat Real Estate Development Corporation (PDR: HOSE) has contributed VND 1B to support people in Central Vietnam in overcoming the consequences of floods. Representatives of PDR also coordinated with Thanh Nien Newspaper to visit severely affected localities, directly extending condolences and delivering relief gifts to the locals.

This activity once again affirms Phat Dat's long-standing commitment to social responsibility: being present in a timely manner in disaster-hit areas, joining hands to support the community, and contributing to helping people in Central Vietnam overcome difficulties as soon as possible.



## PDR CONTINUES TO FULFILL CONDITIONS TO COMPLETE THE THUAN AN TRANSACTION

The BOD of Phat Dat Real Estate Development Corporation has approved to contribute an additional VND 42,905,035,128 to Thuan An 1 High-rise Real Estate Investment Co. Ltd. – the developer of Thuan An 1. Upon completion of the capital increase procedures, PDR will raise its ownership stake to 20%, corresponding to a total capital contribution value of **VND 42,955,035,128** in this company.

This move demonstrates Phat Dat's commitment to continuing its partnership and accelerating legal and business progress at Thuan An 1. It represents a necessary step in finalizing the capital structure before the project moves into next development phases.





## ANALYST MEETING - PDR : FIVE-YEAR DEVELOPMENT STRATEGY (2026–2030): “OPTIMIZING LOCATION ADVANTAGES FOR SUSTAINABILITY”

On November 27, 2025, in HCMC, Phat Dat Real Estate Development Corporation (PDR: HOSE) held an analyst meeting to discuss its five-year development strategy for the period 2026–2030 under the theme “Optimizing Location Advantages for Sustainability.” The event attracted the participation of nearly 50 investment funds and securities companies, demonstrating the investment community’s strong interest in Phat Dat’s vision and development strategy for the coming period.

### STRATEGY

- Capitalizing on opportunities from the “super economic region – HCMC metropolitan” and the infrastructure development (ring roads, expressways, metro lines, and Long Thanh International Airport).
- Optimizing a land bank of more than 6,200ha, including approx. 500ha located within the triangle of HCMC, Binh Duong, & BR-VT.
- Focusing resources on the expanded HCMC and Dong Nai; accelerating projects in the former Binh Duong; and continuing to pursue BT projects to further diversify the portfolio.
- Enhancing governance standards, ESG principles, human-centric design, and digitalization to meet capital requirements and strengthen sustainable development capabilities.
- Prioritizing developments for real housing demand, industrial and logistics real estate, and ESG-compliant green urban projects.





## PROJECTS

### THUAN AN 1

- The Company has received a deposit payment from a foreign partner for the transfer of a portion of the project, marking an important milestone in the cooperation & implementation process.

### 239 CMT8 (HCMC)

- Expected to be put into operation in the coming year.
- PDR targets increasing its ownership to 100% (from the current 50%).
- The project is positioned to play a key role in the inner-city urban regeneration cycle, in parallel with the strategy to expand the suburban land bank.

### SERENITY PHUOC HAI

Expected to be launched for sale next year, following the completion of legal procedures.

**In addition, Phat Dat continues to roll out a series of projects within its portfolio, ensuring a steady pipeline of new product launches and maintaining growth momentum for subsequent phases.**







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# STOCK MARKET & PDR SHARES



STOCK MARKET & PDR SHARES

As of 04/12/2025

PDR: HOSE

22,600 VND

Beta	1.57	52-week highest (VND/share)	27,200
EPS	636	52-week lowest (VND/share)	13,932
P/E	34.84	52-week average volume (million shares)	13,760
BVPS	12,187	Outstanding shares (million shares)	979.81
P/B	1.82		

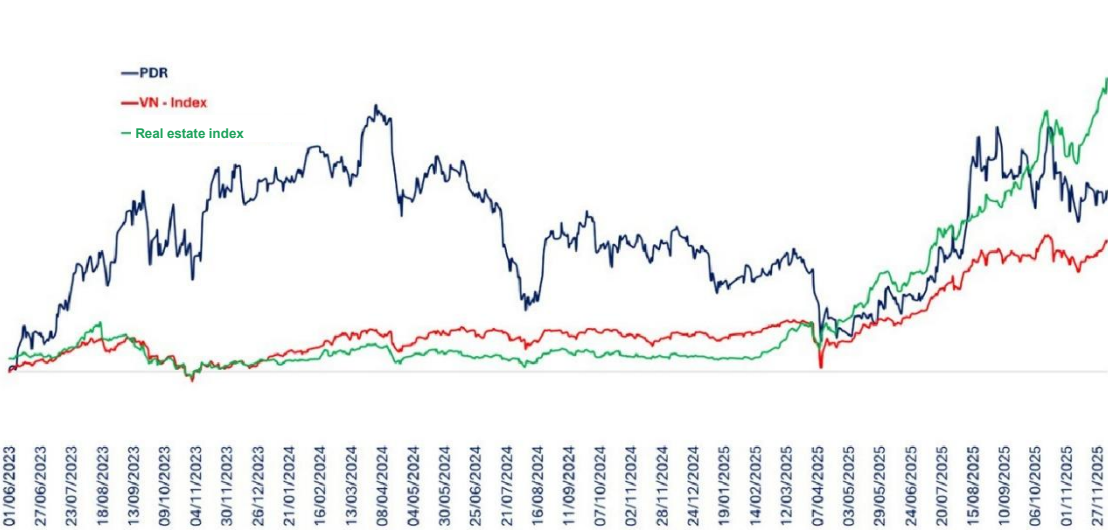
8.691 Average trading volume in November (million shares/day)

8.72%	22,143	60%
Foreign ownership	Market cap (billion VND)	Free float

VN-Index increased in November



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







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PROJECT  
INFORMATION



## LA PURA PROGRESS UPDATE – NOV 2025

In November 2025, Phat Dat (PDR: HOSE) continued to accelerate construction of La Pura with high intensity while maintaining quality control in line with international standards. At the site, more than 400 workers, engineers, and supervisory staff are working continuously each day to ensure progress. The two current key zones are Zenia, which has reached the 20th floor, and Risa, which has reached the 17th floor.



Phat Dat affirms that delivering the project on schedule and to a high standard not only creates commercial value but also represents the Company’s commitment of honor to its customers. This is a demonstration of Phat Dat’s development philosophy - steadfast in sustainable development, customer-centric in approach, and measuring success through market confidence.





## RISA BY LA PURA ACHIEVES IMPRESSIVE ABSORPTION AT ITS LAUNCH

On November 30, the launch of Risa by La Pura was held in the northeastern HCMC, attracting more than 1,000 customers and investors. The project recorded strong transaction results, achieving approximately 80% absorption of the available units within three days of launch, and 92% in just two hours during the event.

Risa by La Pura is positioned as an “all-in-one” tower offering a wide range of amenities and dedicated spaces for children, while also benefiting from strategic infrastructure developments such as the expansion of National Highway 13 and the metro line connecting the area. Through this event, PDR further reaffirmed its position and execution speed in the northeastern HCMC market, laying a solid foundation for the upcoming business and development phase.





## QUY NHON ICONIC – A NEW DESTINATION FOR INVESTORS FROM NORTHERN & CENTRAL VIETNAM

Quy Nhon is emerging as a prominent destination for investors from Northern and Central Vietnam, driven by strong growth potential, well-integrated interregional infrastructure, and advantages in tourism and commercial development. In this context, Quy Nhon Iconic has captured attention thanks to its riverside location close to the sea, transparent legal status, and direct connectivity to National Highway 19, Phu Cat Airport, and Quy Nhon Seaport.

Realty Holdings – the project developer, has entered into a cooperation agreement with Redland, one of Vietnam's Top 10 real estate brokerages, appointing Redland as the Master Agent for the Northern and Central regions. This partnership is expected to bring attractive investment opportunities closer to investors in both regions, while further strengthening the appeal of the Quy Nhon market in its new growth cycle.





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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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