

IR NEWSLETTER

Nov 2025



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SECTION 1. PHAT DAT'S NEWS



PHAT DAT COMPLETES FINANCIAL OBLIGATIONS FOR QUY NHON ICONIC: ELIGIBLE FOR LAND-USE RIGHT CERTIFICATES

On October 20, 2025, Phat Dat Real Estate Development Corporation (PDR: HOSE) officially announced that it has fully completed all financial obligations for Quy Nhon Iconic, including full payment of land-use fees. This completion marks an important legal milestone, enabling the project to meet all requirements for the issuance of Land-Use Right Certificates for the on-sell units.

Amid a market landscape where many projects are facing obstacles related to financial obligations, this decisive and transparent action demonstrates Phat Dat’s commitment to sustainable development, guided by the principles of “legal compliance – quality products – optimal value.”



PHAT DAT HONORED AS ONE OF THE TOP 10 “ASEAN GREEN GROWTH BRANDS 2025” IN MALAYSIA

Phat Dat Real Estate Development Corporation (PDR: HOSE) has been named among the **Top 10 ASEAN Green Growth Brands 2025** in Malaysia. This international recognition highlights Phat Dat’s innovation efforts in executing a business strategy centered on sustainable development and social responsibility.

A key example of this transformation journey is Thuan An 1 & 2 - a large-scale high-rise residential complex in Binh Duong, which Phat Dat is developing under LEED and Fitwel standards, the world’s leading green building certifications. This aligns perfectly with Phat Dat’s “human-centric” philosophy.



PHAT DAT SEEKS SHAREHOLDER APPROVAL TO IMPLEMENT ESOP ISSUANCE



Following the Board of Directors' announcement on the detailed implementation of the ESOP share issuance plan under Resolution No. 25/2025/HĐQT-QĐ, Phat Dat has finalized the shareholder list to proceed with collecting written opinions.

Finalizing the shareholder list is a necessary step for Phat Dat to seek shareholder approval on key matters, including detailed contents related to the upcoming ESOP issuance.

- **Record date:** November 10, 2025
- **Implementation Period:** IV/2025

This move affirms Phat Dat's proactive and flexible approach in executing strategic initiatives, ensuring shareholder consensus on decisions aimed at strengthening employee engagement and supporting long-term growth objectives.

UPDATE ON THE TRANSFER PROGRESS OF THUAN AN 1

Phat Dat Real Estate Development Corporation (PDR) is executing the transfer of Thuan An 1 - a project developed by Thien Long High-Rise Investment and Development Real Estate JSC (TLHR). PDR indirectly owns 99.9% of TLHR's charter capital through Binh Duong High-Rise Investment and Development Real Estate JSC (BDHR), in which PDR holds 99.5% of the charter capital. This structure reflects PDR's full control over Thuan An 1.

PDR has carried out the required legal procedures in the following sequence:

- **September 4, 2025:** Establishing Thuan An 1 High-Rise Real Estate Investment Company Limited under Resolution No. **22/2025/HĐQT-QĐ**.
- **October 27, 2025:** Approving the transfer of 79% of the capital contribution in Thuan An 1 High-Rise Real Estate Investment Company Limited to a partner, under Resolution No. **27/2025/HĐQT-QĐ**.
- **October 31, 2025:** Under Resolution No. **28/2025/HĐQT-QĐ**, simultaneous implementation of:
 - BDHR purchasing 18,961,425 newly issued shares of TLHR, with a total par value of VND 189.6 billion.
 - Immediately thereafter, BDHR transferring all of its shares in TLHR (including existing shares and newly purchased shares), totaling 140,839,425 shares with a total par value of approximately VND 1,408.4 billion, to domestic & foreign investors.
 - Important notes:
 - The actual selling price based on market value and the details of the share transfer agreement for Thuan An 1 have not been disclosed due to commercial confidentiality requirements.
 - Detailed information will be announced by PDR upon the completion of legal procedures and disclosure requirements.

These steps show that PDR is implementing the transfer of Thuan An 1 in a systematic manner and in full compliance with legal procedures. Once the transaction is completed, TLHR will no longer be a subsidiary of PDR.

PDR is currently continuing the necessary processes to finalize the transaction and will promptly update shareholders and investors in accordance with disclosure regulations.

PHAT DAT REPORTS STRONG CASH FLOW AND SIGNIFICANT PROFIT IMPROVEMENT IN THE QUARTER

Net revenue	Post-tax profit	Gross profit	Profit margin
506.5	85.8	250.2	49.4%
Billion VND	Billion VND	Billion VND	

- Net revenue **increased sharply** year-on-year, as the Company continued to recognize revenue from transferring real estate products of Quy Nhon Iconic (Gia Lai) and from the transfer of the project on Ky Dong Street (Ho Chi Minh City).
- Net profit after tax **rose 67.6%** compared with the same period last year. For the first nine months, Phat Dat recorded VND 201.4 billion in net profit, up more than 31% year-on-year.
- Gross profit margin remained among the highest in the industry, reflecting the effectiveness of a restructured product portfolio focused on projects with strong commercial value and reasonable capital costs.
- Net cash flow from operating and financing activities **turned positive**, reaching VND 90.8 billion — demonstrating stronger working capital management and improved receivables collection.
- Debt-to-equity ratio (D/E) decreased from 1.17x to **1.03x**, approaching the safety threshold typically seen in well-positioned real estate enterprises.



SECTION 2. STOCK MARKET & PDR SHARES

STOCK MARKET & PDR SHARES

As of 04/11/2025



PDR *HOSE*
22,850 VND

Beta	1.55
EPS	636
P/E	33.26
BVPS	12,187
P/B	1.74

20.142

Average trading volume in October
(million shares/day)

52-week highest (VND/share)	27,200
52-week lowest (VND/share)	13,932
52-week average volume (million shares)	13.697
Outstanding shares (million shares)	979.81

9.25%

Foreign ownership

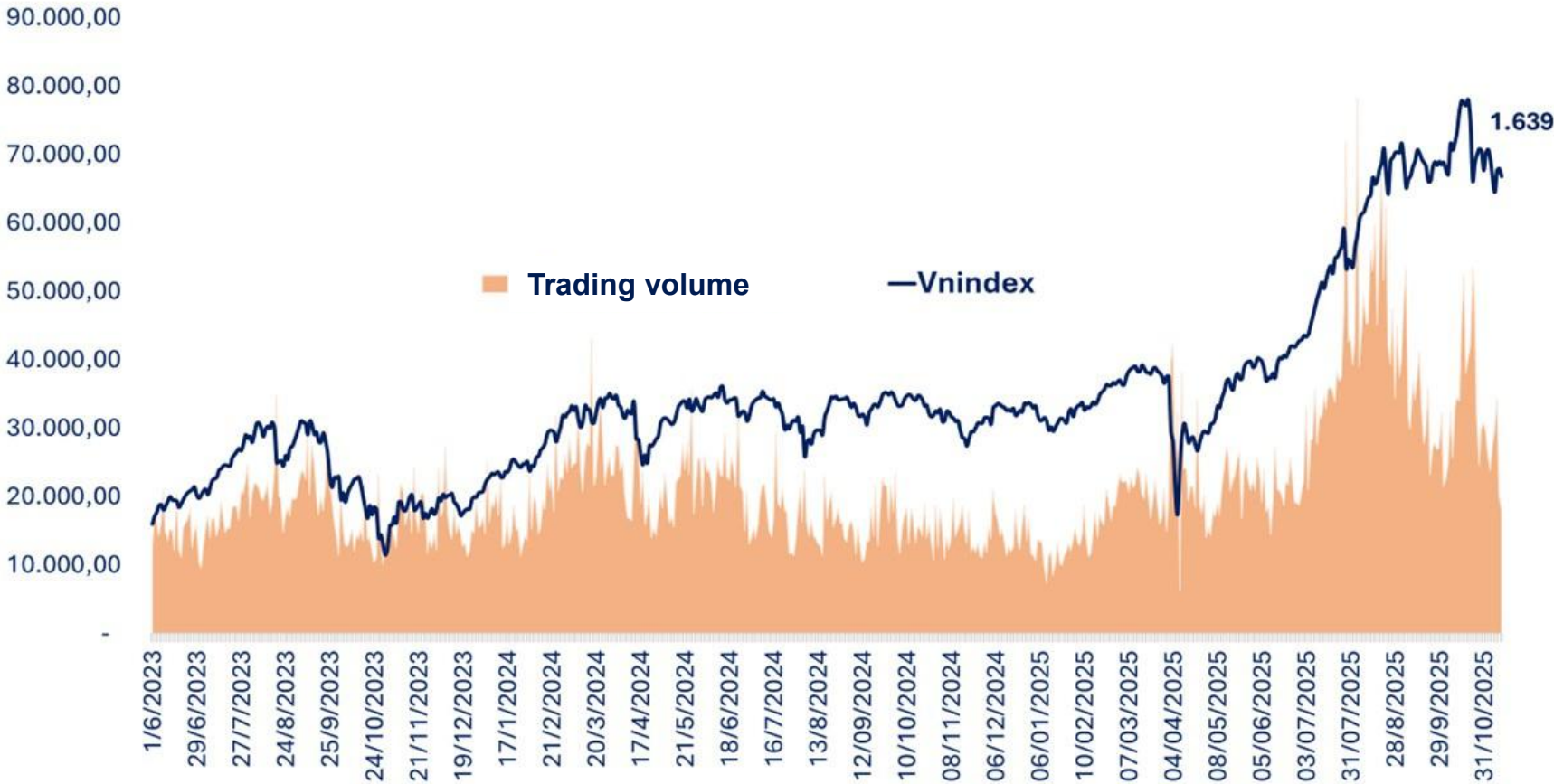
22,389

Market capitalization
(billion VND)

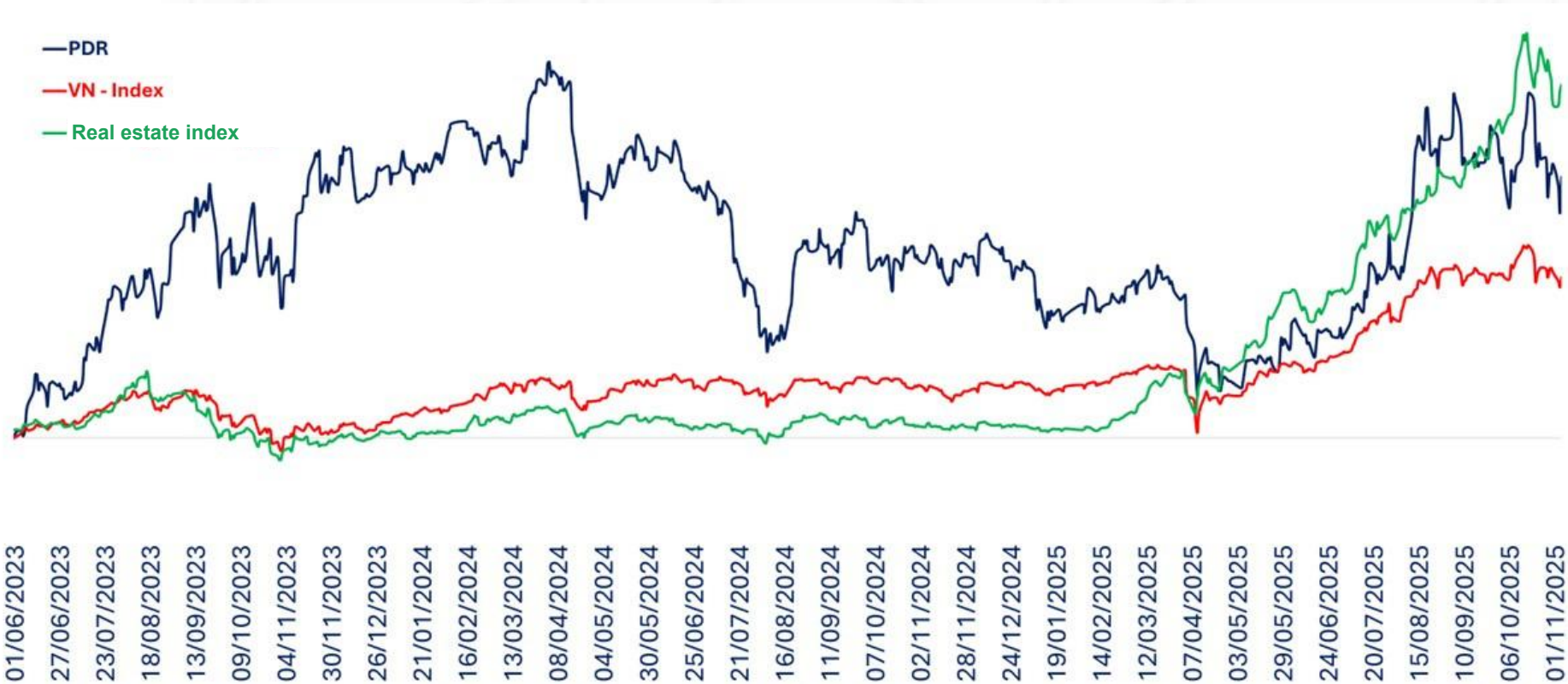
60%

Free float

VN – Index decreased in October



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



Source: FiinPro-X

SECTION 3. PROJECT INFORMATION



LA PURA WHERE HOME IS A PLAYGROUND

- Phat Dat Real Estate Development Corporation (PDR: HOSE) officially introduced Risa by La Pura – the first residential tower in Vietnam designed exclusively for children, marking a pioneering step in creating human-centric living spaces that nurture holistic development.
- At the same time, the Company signed a strategic partnership with MB Bank and announced 48 official real estate brokerages, positioning the project for a strong market launch.



QUY NHƠN ICONIC

GRAND OPENING OF QUY NHƠN ICONIC PICKLEBALL COURT



Quy Nhon Iconic Pickleball Court celebrated an exciting grand opening, spreading the spirit of sportsmanship and community connection! An “Iconic” day filled with energy, laughter, and emotion — marking the beginning of a vibrant, healthy, and joyful lifestyle at the heart of this landmark development.





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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