



PHATDAT
CORPORATION
Real Estate Development

HOSE: PDR

IR NEWSLETTER

May 2025



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SECTION 1. PHAT DAT'S NEWS





PHAT DAT ISSUES OVER 34 MILLION SHARES AT VND 20,000 EACH FOR FOREIGN INVESTORS

- Phat Dat Real Estate Development Corporation (HOSE: PDR) has issued 34,095,000 shares at VND 20,000 per share to convert debt, in accordance with Resolution No. 06/2025/HĐQT-QĐ dated April 16, 2025, issued by the Board of Directors. This move is part of the company's financial restructuring strategy and efforts to strengthen cooperation with foreign investors, as approved by the General Meeting of Shareholders since 2024.
- Completing the debt conversion helps Phat Dat restructure its corporate finances, reduce debt pressure, and enhance strategic partnerships with foreign investors.



PHAT DAT (PDR) PUBLISHES 2024 ANNUAL REPORT



- On April 20, 2025, Phat Dat Real Estate Development Corporation (HOSE: PDR) officially released its 2024 Annual Report.
- Under the theme "New Thinking for New Heights," the report outlines PDR's strategic direction in its journey toward comprehensive and sustainable development. While maintaining the core values that have built its reputation over the past two decades, PDR continues to pursue a sustainable development model, with people and technology as its two key pillars. A highly skilled workforce and an advanced governance system will be crucial in enabling the company to maximize resources, make new trends, and solidify its position as one of Vietnam's top professional real estate developers in the new era.



PDR RELEASES CONSOLIDATED Q1/2025 FINANCIAL REPORT: MAINTAINING STABILITY, TOWARD SUSTAINABLE GROWTH

- On April 23, 2025, Phat Dat Real Estate Development Corporation (HoSE: PDR) officially released its Consolidated Financial Report for Q1/2025, highlighting positive business results that affirm the effectiveness of its sustainable development strategy and the flexible management of its leadership team.
- With a clear development strategy, a solid financial foundation, and a portfolio of high-potential projects, Phat Dat continues to solidify its position as one of Vietnam’s most reputable real estate developers, poised for breakthroughs in 2025 and beyond.



PHAT DAT SIGNS INVESTMENT COOPERATION AGREEMENT WITH DI AN CITY – NEW MOMENTUM IN ITS STRATEGY FOR BINH DUONG

- On the morning of April 22, 2025, in Di An City, Binh Duong Province, the Di An City People’s Committee held a ceremony announcing the General Planning Adjustment toward 2045 and promoting large-scale investment.
- As one of the leading enterprises invited to participate, Phat Dat Real Estate Development Corporation (HOSE: PDR) made a strong impression by signing an MoU on investment cooperation with the Di An City government. This marks a new milestone in PDR’s expansion strategy within one of Southern Vietnam’s most dynamic economic regions.



PHAT DAT IN TOP 10 MOST REPUTABLE REAL ESTATE COMPANIES FOR 5 CONSECUTIVE YEARS

- On April 24, 2025, in Hanoi, Phat Dat Real Estate Development Corporation (HOSE: PDR) was honored in Top 10 Most Reputable Real Estate Companies in 2025. Notably, this marks the fifth consecutive year Phat Dat has received this prestigious award.
- The ranking, conducted by Vietnam Report through independent research and scientific evaluation criteria, recognizes enterprises that have made significant contributions to the real estate sector while maintaining stable financial capacity and building a professional market image.



PHAT DAT COMPLETES FINANCIAL OBLIGATIONS, PREPARES TO LAUNCH THUAN AN 1 PROJECT

- According to an announcement from Binh Duong Province's State Treasury on April 26, 2025, Phat Dat Real Estate Development Corporation (PDR) has fully completed all financial obligations related to land use fees for Thuan An 1 High-Rise Residential Complex, preparing to bring the project to market.
- The fulfillment of these financial obligations represents not only a crucial legal milestone but also demonstrates Phat Dat's project implementation capability and long-term development strategy in key economic regions. Thuan An 1 now meets all necessary conditions to proceed to the launch phase - a positive signal for Binh Duong's real estate market in particular and the Southern region in general for 2025.



SECTION 2. STOCK MARKET & PDR SHARES



STOCK MARKET & PDR SHARES

As of 08/05/2025

PDR HOSE
16,600 VND

Beta	1.34
EPS	616
P/E	26.96
BVPS	12,722
P/B	1.3

52-week highest (VND/share)	26,850
52-week lowest (VND/share)	15,050
52-week average volume (million shares)	7.75
Outstanding shares (million shares)	907.23

7.992

Average trading volume in April
(million shares/day)

7.70%

Foreign ownership

15,060

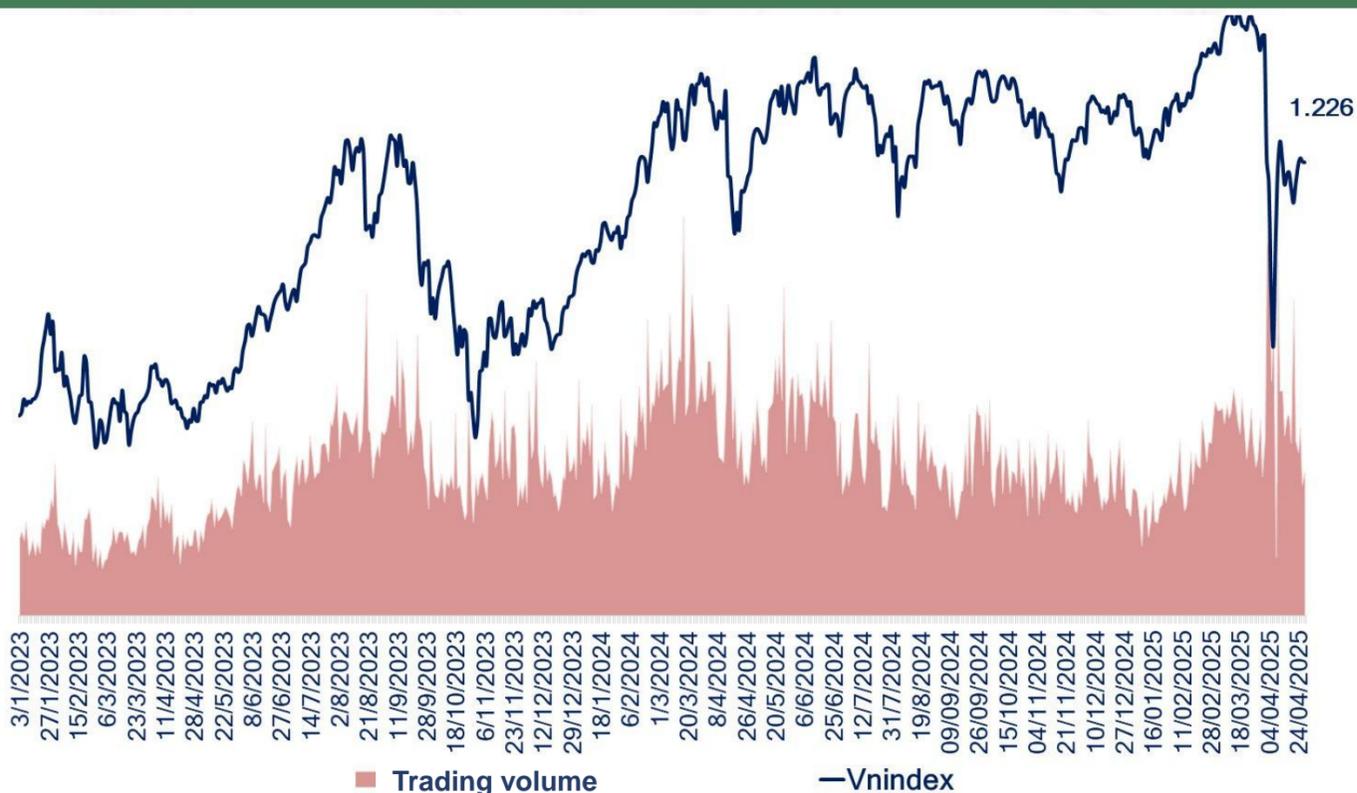
Market cap
(billion VND)

50%

Free float



VN – Index declined in April



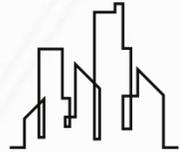
Performance of PDR compared to VN-Index and real estate's



SECTION 3. PROJECT INFORMATION



Thuan An 1 High-rise Residential Complex completes financial obligations



Quy Nhon Iconic's community park



Phat Dat expands footprint in Binh Duong with La Pura development project



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THUAN AN 1 HIGH-RISE RESIDENTIAL COMPLEX COMPLETES FINANCIAL OBLIGATIONS



On-site construction



Construction update as of April 24,
2025: Piling work in progress.



Sale gallery

- *Thuan An 1 High-Rise Residential Complex, spanning approx. 1.8 ha, will feature a 39-story tower with 3-4 basement levels, offering nearly 2,700 units comprising apartments & shophouses. This project is part of a larger 4.4ha complex that includes both Thuan An 1 and Thuan An 2 towers.*
- *Positioned in an area planned to become a "satellite super-city" linking HCMC and Ba Ria - Vung Tau, the project is expected to generate significant cash flow for Phat Dat in 2025.*

QUY NHON ICONIC'S COMMUNITY PARK



From the bustling construction site at dawn to the emerging network of pedestrian pathways and lush tree-lined avenues – each day brings visible transformation. This remarkable progress stands as a powerful testament to our unwavering commitment to quality and timelines, reinforcing customer confidence as we solidify our vision for sustainable green living at Quy Nhon Iconic.



PHAT DAT EXPANDS FOOTPRINT IN BINH DUONG WITH LA PURA DEVELOPMENT PROJECT



- By joining the La Pura project, Phat Dat gains greater control over cash flow management while strategically restructuring its investment portfolio.
- The company has now solidified its position as one of **Binh Duong's leading listed real estate developers** (*) with an extensive land bank. Its project portfolio spans key locations including Thuan An, Di An, with additional areas currently under investment evaluation.

(*) Source: CafeF

PREMIUM FULLY-FURNISHED APARTMENTS - JUST 10% DOWN, BALANCE UPON HANDOVER; Over 1,200 bookings recorded as of May 08, 2025



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Thank you!

This IR newsletter is prepared by Phat Dat Real Estate Development Corporation (PDR). The content of this newsletter is for the purpose of providing information to institutional and individual investors/shareholders. PDR makes every effort to ensure the transparency, completeness, and accuracy of the information presented in this newsletter. However, this information is not an offer or advice to buy or sell PDR shares. Therefore, this newsletter should be best considered as a reference only. PDR does not bear any responsibility for the mentioned information posted by others for any purposes.

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

[PDR ANNOUNCEMENTS](#)

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