



PHATDAT
CORPORATION
Real Estate Development

IR Newsletter

June.2026

PDR: HOSE

CONTENTS



1	PHAT DAT'S NEWS	3
----------	------------------------	----------

2	STOCK MARKET & PDR SHARES	9
----------	--	----------

3	PROJECT INFORMATION	11
----------	----------------------------	-----------



1

PHAT DAT'S
NEWS



PHAT DAT APPROVES REGISTRATION DOSSIER FOR PUBLIC OFFERING OF SHARES

Phat Dat Real Estate Development Corporation (PDR: HOSE) has approved the registration dossier and the plan for public offering of additional shares to existing shareholders for the purpose of increasing its charter capital.

The proceeds from the offering are to be used for operational needs and business plans, in accordance with resolutions previously approved by the General Meeting of Shareholders.

PDR TO SEEK SHAREHOLDERS' WRITTEN OPINIONS IN JUNE

The BOD of Phat Dat Real Estate Development Corporation (PDR: HOSE) has approved for collecting shareholders' written opinions in June 2026 regarding an investment valued from 35% to less than 50% of the total asset value as recorded in the latest financial statements, as well as other matters falling within the authority of the General Meeting of Shareholders, if any. The record date for determining shareholders eligible to vote is June 1, 2026.

PHAT DAT RECEIVES TOP 10 ASIA – PACIFIC OUTSTANDING BRANDS 2026 AWARD



Phat Dat Real Estate Development Corporation (PDR: HOSE) has been honored in the “Top 10 Asia-Pacific Outstanding Brands 2026” category at the 5th Asia-Pacific Economic Forum, held in Beijing, China. The award is granted based on criteria including brand reputation, competitiveness, product quality, international integration, innovation, and sustainable development. Reflecting this strategic direction, Phat Dat has recently expanded its cooperation with international partners such as Mitsubishi Corporation, Lotte, and WorldHotels under BWH Hotels. The Company is also applying international standards such as LEED and Fitwel in its project development activities.

PDR COMPLETES DIVESTMENT FROM TAM HIEP URBAN DEVELOPMENT JSC

Phat Dat Real Estate Development Corporation (PDR: HOSE) announced that it had approved and completed the transfer of 33 million shares, representing 30% of the charter capital of Tam Hiep Urban Development JSC, effective from May 15th 2026. Following the transaction, Tam Hiep Urban Development JSC is no longer an affiliate of PDR.

This company was established in late 2025 with an initial charter capital of approximately VND 990 billion and operates in the real estate and construction sector. The information was disclosed pursuant to a resolution of PDR's Board of Directors in connection with the investment portfolio restructuring policy of the Company.

PDR ACCELERATES RESTRUCTURING, EXPECTS TO GENERATE VND6 TRILLION

TRANSFER OF SHARES IN HOA PHU REAL ESTATE JSC

≥ VND3,000 billion

- **Transferor:** Binh Duong Building Real Estate Investment and Development Joint Stock Company (a subsidiary of PDR) is the developer of Thuan An 2 high-rise mixed-use residential complex.
- **Transferee:** Bcons.
- **Transfer:** all 136,863,000 shares.

➤ *The transfer of these projects forms part of Phat Dat's strategy to optimize its capital resources. These two transactions are expected to generate total proceeds of up to VND 6 trillion, providing a solid financial foundation for the Company to focus its resources on accelerating the development of key projects in the coming years.*

TRANSFER OF SHARES IN SERENITY INVESTMENT JSC

≥ VND3,000 billion

- **Transferor:** Serenity Investment JSC is the developer of Serenity Phuoc Hai Project – a high-end complex integrating a variety of products: serviced apartments, hotel-linked shophouses, and resort villas.
- **Transfer:** all 99.34% existing shares.

➤ *This series of consecutive moves demonstrates that Phat Dat is expediting the restructuring of its investment portfolio in preparation for a new growth phase, with a focus on large-scale projects located in the core areas of HCMC.*



PDR OFFICIALLY MAKES A VND900 BILLION DEPOSIT TO LOTTE, ADVANCING COOPERATION ON THE THU THIEM ECO SMART CITY PROJECT



- On May 28th 2026, Phat Dat transferred a VND 900 billion deposit in accordance with the terms agreed under the Memorandum of Understanding (MoU) with Lotte.
- This development took place just two days after Phat Dat and Lotte Properties HCMC signed the MoU relating to the Thu Thiem Eco Smart City project in Thu Thiem New Urban Area (May 26th 2026).
- The project is envisioned as a modern mixed-use complex comprising a shopping mall, office space, hotel facilities, luxury apartments, and smart urban amenities.
- The transfer of the deposit demonstrates that the cooperation between the parties has progressed into the implementation stage.
- The cooperation agreement is expected to provide a foundation for realizing the project, create long-term value for all parties involved, and contribute positively to the transformation of HCMC's urban landscape.

2

STOCKMARKET & PDR SHARES



STOCK MARKET & PDR SHARES

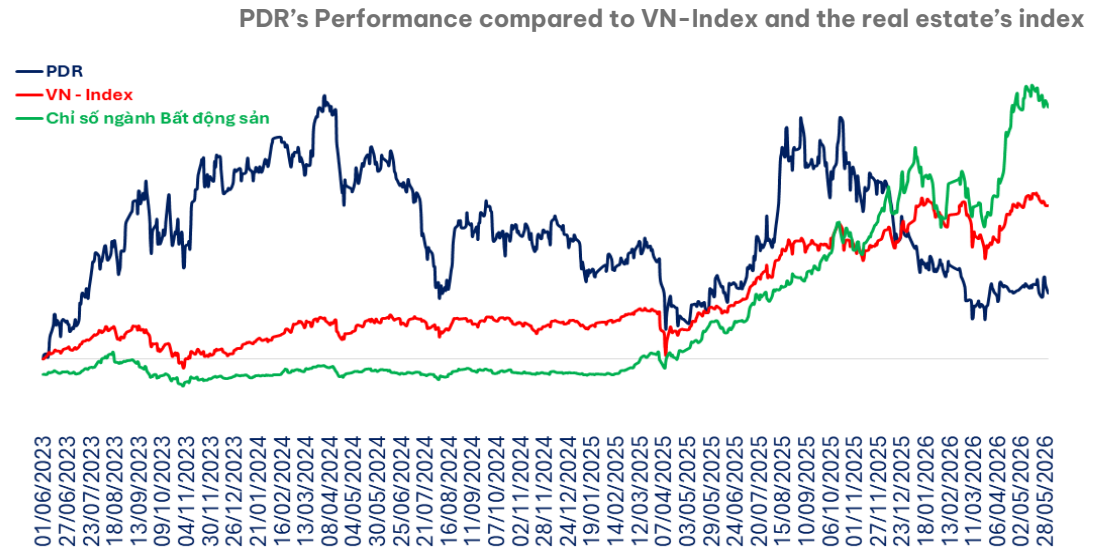
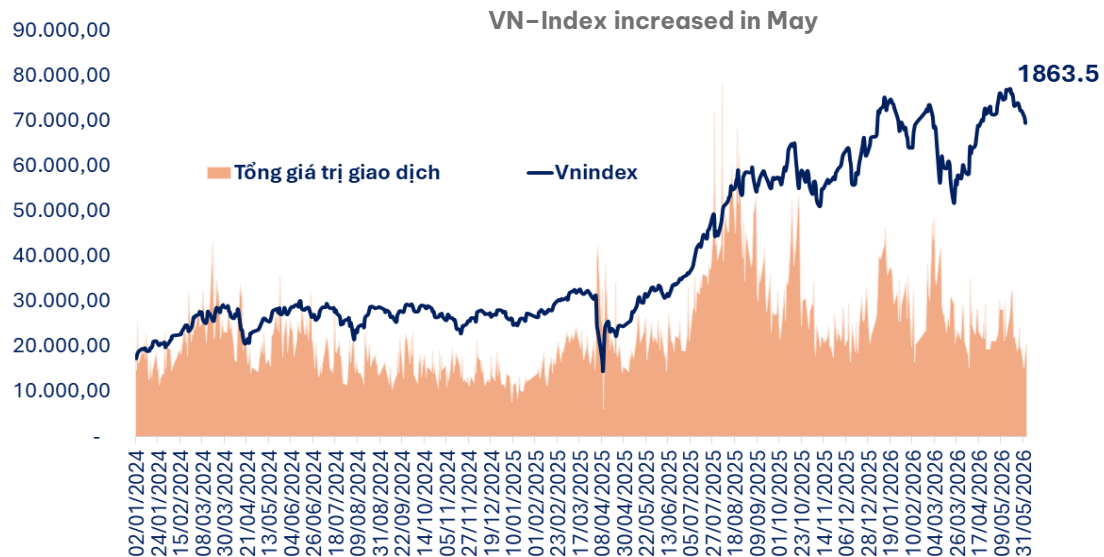
Updated as of June 1, 2026

PDR: HOSE **16,100** VND

Beta	0.77		
EPS	626	52-week highest (VND/share)	26,300
P/E	23.8	52-week lowest (VND/share)	14,500
BVPS	12,584	52-week average volume (million shares)	15,139
P/B	1.18	Outstanding shares (million shares)	979.81

12.555 Average trading volume
May (million shares/day)

6.23% Foreign ownership
16,065 Market cap (billion VND)
60% Free float



Nguồn: FiinPro-X



3

PROJECT
INFORMATION



Images updated as of May 27, 2026.

LA PURA PROJECT CONSTRUCTION UPDATE

As of May 27th, La Pura Project is progressing steadily, with maximum resources and manpower deployed on site to maintain continuous construction and ensure achievement of key milestones. The latest progress across the towers and subdivisions is as follows:

- **Zenia Subdivision:** Preparations are underway for the topping-out of Zenia 1 Tower.
- **Risa Subdivision:** Structural works have progressed to level 28.
- **Lusso Saigon Subdivision:** Construction is currently in progress on level 5.
- **Lusso d'Arte Subdivision:** Construction is currently in progress on level 4.





Copyright © Phat Dat Real Estate Development Corporation (PDR). All content in this Newsletter is provided solely for informational purposes to PDR's investors/shareholders and related organizations/individuals.

PDR endeavors to ensure the transparency, completeness, and accuracy of the information presented in this Newsletter.

However, this information does not constitute an offer to buy or sell PDR shares. Accordingly, investors/ shareholders should use this Newsletter for reference purposes only, and PDR disclaims any responsibility or liability for any unintended consequences arising from the use of the information herein by third parties for any purpose whatsoever.

For more information, kindly visit the Website of Phat Dat Real Estate Development Corporation at the link below:
<https://www.phatdat.com.vn/thong-bao-co-dong/>

CONTACT

 (+8428) 3898 6868

 IR_PDR@phatdat.com.vn