



PHATDAT
CORPORATION
Real Estate Development

IR Newsletter

September.2026

PDR: HOSE



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1

PHAT DAT'S
NEWS

PHAT DAT RANKS AMONG LEADING PRIVATE REAL ESTATE COMPANIES IN STATE BUDGET CONTRIBUTIONS

According to the recently announced ranking of the Top 20 real estate companies with the largest state budget contributions in Vietnam, with a combined contribution of VND 230 trillion, Phat Dat Real Estate Development Corporation (PDR: HOSE) continues to maintain a prominent position among private-sector enterprises. The Company's full fulfillment of its tax and land-related financial obligations not only reflects its strong financial capacity and transparency in operations, but also demonstrates its social responsibility and tangible contributions to the national economy.

TOP 20 DOANH NGHIỆP BẤT ĐỘNG SẢN ĐÓNG GÓP NGÂN SÁCH LỚN NHẤT VIỆT NAM 2026	TOP 20 DOANH NGHIỆP BẤT ĐỘNG SẢN TƯ NHÂN ĐÓNG GÓP NGÂN SÁCH LỚN NHẤT VIỆT NAM 2026
 Tập đoàn Vingroup  Tập đoàn SUNSHINE  Công ty TNHH Phát triển Khu đô thị Nam Thăng Long  BRG GROUP (NH SMART CITY)  Tổng CTCP Đầu tư Xây dựng và Thương mại Việt Nam  CTCP Tập đoàn BIM  CTCP Đầu Tư Bất Động Sản Taseco  CTCP Phát triển Bất động sản Phat Dat  CTCP Bất động sản JS	 Tập đoàn Vingroup  Tập đoàn SUNSHINE  BRG GROUP (NH SMART CITY)  Tổng CTCP Đầu tư Xây dựng và Thương mại Việt Nam  CTCP Tập đoàn BIM  CTCP Đầu Tư Bất Động Sản Taseco  CTCP Phát triển Bất động sản Phat Dat  CTCP Bất động sản JS  CTCP VINCOM RETAIL

CHAIRMAN NGUYEN VAN DAT COMPLETES PURCHASE OF 20 MILLION PDR SHARES

On August 26, 2026, Phat Dat Real Estate Development Corporation (PDR: HOSE) announced the results of a share transaction by Mr. Nguyen Van Dat, Chairman of the Board of Directors. He completed the purchase of 20,000,000 PDR shares through order matching from August 5 to August 25, 2026, as registered.

Following the transaction, the number of PDR shares held by the Chairman increased from 274,757,246 to 294,757,246 shares, raising his ownership to 29.54% of the Company's charter capital.

PHAT DAT ANNOUNCES AUDITED REPORT ON THE USE OF PROCEEDS FROM THE 2025 ESOP SHARE ISSUANCE

Pursuant to Independent Audit Report No. 89/2026/UHYHCM-BCSDV dated May 14, 2026, issued by UHY Audit and Consulting Co. Ltd., the use of proceeds from the issuance as of the reporting date is as follows:

Use of Proceeds	Allocation (VNĐ)	Percentage
Investments	96,000,000,000	53.33%
Loan principal & interest repayment	83,038,307,728	46.13%
Other regular operating expenses	961,558,697	0.53%
Total disbursement	179,999,866,425	99.99%



PHAT DAT ANNOUNCES AUDITED FINANCIAL STATEMENTS FOR H1 2026:

- PRE-TAX PROFIT MORE THAN TRIPLED Y-O-Y
- CASH FLOW INCREASED 4.4 TIMES

TOTAL REVENUE & INCOME
> 1,539.5 Bn

↗ Revenue, financial income
& other income

Operating revenue reached VND 1,381.5 billion (+506%).

PRE-TAX PROFIT
> 504.7 Bn

↗ More than 3x year-on-year

Compared with VND 165.2 billion in the first half of 2025.

CONSOLIDATED POST-TAX PROFIT
(AUDITED) **218 Bn**

↗ Up 88.7% year-on-year

An increase of VND 102.5 billion year-on-year.

 CASH & CASH EQUIVALENTS
OVER VND 1,665.8 Bn

↗ Up 4.4x from year-end 2025

Cash and cash equivalents increased 4.4 times from VND 375.9 billion as of December 31, 2025. The stronger cash position improved liquidity and enhanced the Company's flexibility in capital management.

 TOTAL ASSETS & EQUITY
OVER VND 28,607.4 Bn

↗ Equity exceeded VND 12,609 bn

As of June 30, 2026, consolidated total assets exceeded VND 28.607 trillion, while equity reached VND 12.609 trillion. Financial leverage remained at a safe level, supporting an optimized capital structure.

 CORE DEVELOPMENT STRATEGY
Focus on key projects

↗ Ensuring project execution

Improved liquidity, together with accumulated profits from portfolio restructuring, creates favorable conditions for the Company to maximize its resources and accelerate the implementation of key strategic projects.



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STOCK MARKET & PDR SHARES

STOCK MARKET & PDR SHARES

As of 03/09/2026

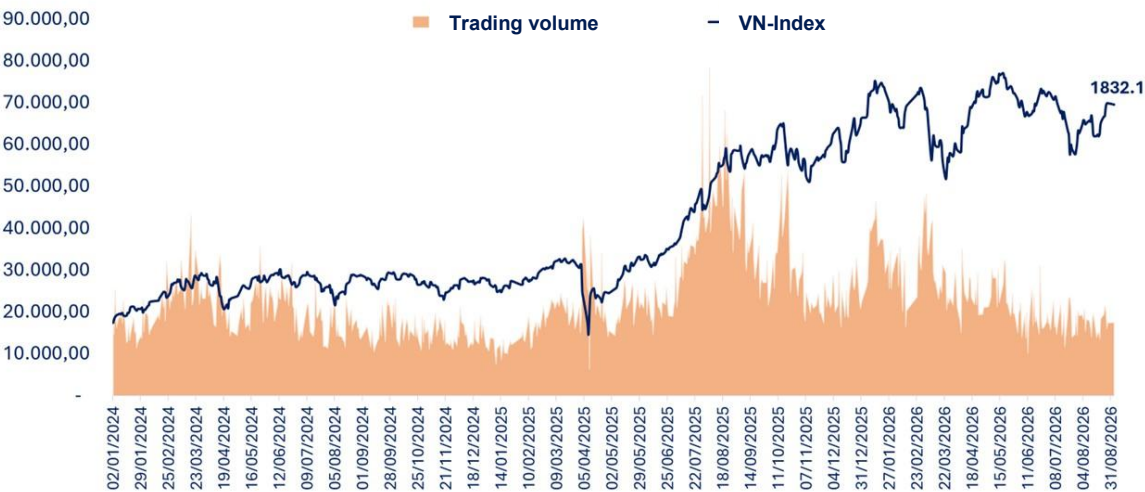
PDR: HOSE **12.250** VND

Beta	0,82		
EPS	626	52-week highest (VND/share)	26.300
P/E	19,49	52-week lowest (VND/share)	11.200
BVPS	12.638	52-week average volume (million shares)	11,268
P/B	0,97	Outstanding shares (million shares)	997,81

6,245 Average trading volume in August
(million shares/day)

6,79%	12.223	60%
Foreign ownership	Market cap (billion VND)	Free float

VN-Index increased in August



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





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PROJECT
INFORMATION

PROGRESS UPDATE -LA PURA

Construction across the various components is currently progressing, with the following achievements:

- Zenia has officially completed the topping-out stage;
- Risa is currently preparing for its topping-out milestone;
- Lusso Saigon is undergoing structural construction on the 10th floor;
- BST Lusso d'Arte has reached the 8th floor of construction.





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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/>

CONTACT

 (+8428) 3898 6868

 IR_PDR@phatdat.com.vn

