



PHATDAT
CORPORATION
Real Estate Development

IR Newsletter

July.2026

PDR: HOSE

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PHAT DAT'S
NEWS

PDR MAKES AN ADDITIONAL VND 513 BILLION PAYMENT, BRINGING TOTAL PAYMENTS TO VND 1.413 TRILLION FOR THE LOTTE ECO SMART CITY THU THIEM PROJECT

Phat Dat and Lotte have continued to make steady progress in implementing their partnership for the Lotte Eco Smart City Thu Thiem project, marking an important step forward in their strategy to jointly develop a new urban center in HCMC.

LOTTE ECO SMART CITY THU THIEM

TOTAL INVESTMENT
UP TO **60** TRILLION VND

PHAT DAT TO HOLD A **35%** STAKE IN THE PROJECT



KEY MILESTONES



TOTAL PAYMENTS MADE AS OF JULY 3, 2026

OVER **2.4** TRILLION VND

The payments reaffirm Phat Dat’s strong commitment to advancing this landmark project in Thu Thiem.



On June 26, 2026, Phat Dat Real Estate Development Corporation and Military Commercial Joint Stock Bank (MB Bank) signed a financing agreement.

The agreement helps complete the financial structure for Phat Dat's investment and provides a solid foundation for the company to fulfill its investment commitments as scheduled.





PDR ANNOUNCES RESULTS OF WRITTEN SHAREHOLDER CONSENT

Phat Dat Real Estate Development Corporation (PDR: HOSE) announced the vote-counting minutes and resolution of the 2026 General Meeting of Shareholders, approved through written shareholder consultation. Under the resolution approved by shareholders, PDR will proceed with the acquisition of contributed capital in Lotte Properties HCMC, with the expected transaction value ranging from 35% to less than 50% of the company's total assets based on its latest financial statements. The transaction is expected to be valued at VND 10.4 trillion.

PHAT DAT SPONSORS VND 300M FOR DONG THAP LOTUS FESTIVAL

Phat Dat Real Estate Development Corporation (PDR: HOSE) joined the 3rd Dong Thap Lotus Festival 2026 as a Silver Sponsor, sponsoring VND 300 million to the event. This marks the second consecutive year that Phat Dat has partnered with Dong Thap Province to promote local culture. The initiative further strengthens the company's ties with the local community and helps create a favorable foundation for Phat Dat's long-term development strategies in the Mekong Delta region.



HCMC APPROVES TRANSFER OF CAPITAL INTEREST IN LOTTE PROPERTIES HCMC TO PDR



On July 6, 2026, Phat Dat announced that the HCMC People's Committee had approved PDR's acquisition of contributed capital in Lotte Properties HCMC in accordance with applicable regulations. This approval marks the completion of an important legal procedure for the capital transfer transaction, which had previously been approved by Phat Dat's BOD and GMS. Upon completion of the transaction, Phat Dat will hold a 35% equity interest in Lotte Properties HCMC, the developer of the Lotte Eco Smart City Thu Thiem project.

► *The project benefits from exceptional connectivity, right next to To Huu Metro Station.*



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STOCK MARKET & PDR SHARES

STOCK MARKET & PDR SHARES

As of 08/07/2026

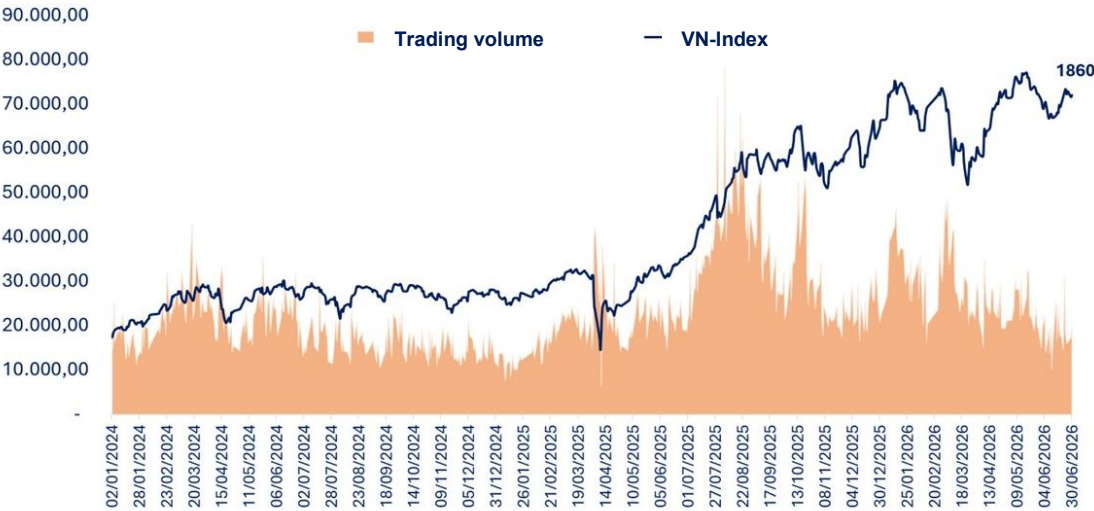
PDR: HOSE **14,400** VND

Beta	0.81	52-week highest (VND/share)	26,300
EPS	626	52-week lowest (VND/share)	13,800
P/E	22.46	52-week average volume (million shares)	14,594
BVPS	12,586	Outstanding shares (million shares)	979,81
P/B	1.12		

7.266 Average trading volume in June
(million shares/day)

6.36%	14,368	60%
Foreign ownership	Market cap (billion VND)	Free float

VN-Index declined in June



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



A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The image is overlaid with a semi-transparent green filter. The perspective creates a sense of height and architectural scale.

3

PROJECT
INFORMATION



LA PURA CONSTRUCTION PROGRESS UPDATE

As of July 2, 2026, construction of La Pura continues to progress as scheduled across its various subdivisions.

- Zenia: Two towers have topped out and are currently undergoing finishing works.
- Risa: Construction has reached the 35th floor, four floors higher than the level recorded on June 8.
- Lusso Saigon: Construction is underway on the 6th floor.
- Lusso d'Arte: Construction is underway on the 6th floor.





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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