
PHATDAT
CORPORATION
Real Estate Development
IR
Newsletter
November.2026
PDR: HOSE

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1 | PHAT DAT'S NEWS



LOTTE ECO SMART CITY THU THIEM PROJECT OFFICIALLY COMMENCES CONSTRUCTION

On October 23, 2026, Phat Dat Real Estate Development Corporation (PDR: HOSE) and Lotte officially commenced construction of Lotte Eco Smart City Thu Thiem in Functional Area 2A of Thu Thiem New Urban Area, HCMC. Covering **7.45 ha**, the project has a total investment of approximately **VND 60 trillion** and is developed by Lotte Properties HCMC Co., Ltd., in which Phat Dat holds a **35% equity interest.**

Phat Dat is responsible for:

- Co-developing the residential components in blocks 2-2, 2-4 and 2-6 together with Lotte.
- Developing both commercial-service towers with integrated office spaces, blocks 2-1 and 2-3, with a total gross floor area of approximately **219,722 m².**

Speaking at the ceremony, Mr. Nguyen Cong Vinh, Vice Chairman of the City People's Committee, emphasized the project's role in attracting foreign direct investment (FDI), while calling on the parties involved to ensure progress, quality, safety and compliance with applicable laws.

Mr. Jung Jung Tae, Consul General of the Republic of Korea in HCMC, noted that the project would help strengthen business ties between Vietnamese and Korean enterprises.

PHAT DAT ORGANIZES A SERIES OF SITE TOURS OF LOTTE ECO SMART CITY THU THIEM FOR FINANCIAL INSTITUTIONS AND SECURITIES FIRMS

Immediately following the construction commencement ceremony of Lotte Eco Smart City Thu Thiem in Functional Area 2A of Thu Thiem New Urban Area, HCMC, the IR Department of Phat Dat Real Estate Development Corporation (PDR: HOSE) organized **five site tours**, attended by more than **50 investment research representatives** from financial institutions, investment funds and securities firms.

The initiative forms part of Phat Dat's ongoing series of in-depth engagement activities with the investment community, complementing its regular livestream sessions and Analyst Meetings.

During the visits, participants had the opportunity to inspect the project site, observe actual construction conditions and receive firsthand updates on construction progress. Representatives of the Project Management Board also provided updates on legal progress, construction plans, product development orientation, target market segments and upcoming sales plans.

05

SITE TOURS

50+

REPRESENTATIVES FROM FINANCIAL INSTITUTIONS, INVESTMENT FUNDS AND SECURITIES FIRMS











LUSSO SAIGON WINS AWARD FOR "OUTSTANDING PROJECT WITH HIGH CASH FLOW POTENTIAL"

On October 30, 2026, Lusso Saigon WorldHotels Residences, developed by Phat Dat Real Estate Development Corporation (PDR: HOSE), was honored in the category of "Outstanding Project with High Cash Flow Potential" at Vietnam Property Value Chain (VPVC) 2026.

Projects in this category are evaluated based on three key criteria:

01

A well-defined and sizable customer base for rental, accommodation or service offerings.

02

The project's ability to attract and serve its target customer segments.

03

The developer's capabilities in developing, operating and realizing the project's cash flow generation model.



PHAT DAT ANNOUNCES ITS Q3/2026 CONSOLIDATED FINANCIAL RESULTS:

NET OPERATING PROFIT SURGES 119% YEAR-ON-YEAR, WHILE 9M2026 PROFIT BEFORE TAX RISES 134.6%

According to the Q3/2026 consolidated financial statements, Phat Dat Real Estate Development Corporation. (PDR: HOSE) recorded **VND 270.7 billion** in net operating profit in Q3, compared with **VND 123.6 billion** in the same period last year. For the first nine months of 2026, net operating profit reached VND 835 billion, up 177.5% yoy.

Nine-month profit before tax reached VND **662.7 billion**, representing a 134.6% increase year-on-year. As of September 30, 2026, the company's equity stood at VND 12,619.6 billion, while cash and cash equivalents totaled VND 711.7 billion.

NET OPERATING PROFIT IN QIII
(BILLION VND)
270.7
▲ 119% YOY

QIII PROFIT BEFORE TAX
(BILLION VND)
~158
▲ 34.7% YOY

NET CASH FLOW FROM OPERATING ACTIVITIES
(BILLION VND)
>2,425
▲ Cash increased 89.3% compared with the beginning of the year

TOTAL ASSETS (30/9/2026)
(BILLION VND)
38,225.5
▲ 40.2% compared with the beginning of the year

2 | STOCK MARKET & PDR SHARES

STOCK MARKET & PDR SHARES

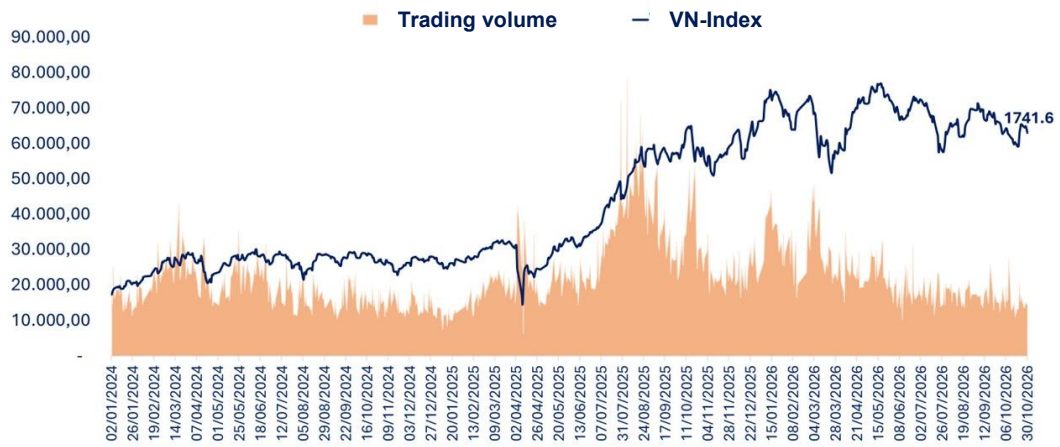
As of 06/11/2026

PDR: HOSE **11.750** VND

Beta	1
EPS	541
P/E	21.72
BVPS	12,647
P/B	0.93

52-week highest (VND/share)	23,100
52-week lowest (VND/share)	11,100
52-week average volume (million shares)	8.38
Outstanding shares (million shares)	997.81

VN-Index declined in October



5.27
Average trading volume in October (million shares/day)

6.92%
Foreign ownership

11,724
Market cap (billion VND)

60%
Free float



3 | PROJECT INFORMATION

LA PURA CONSTRUCTION PROGRESS UPDATE – NOVEMBER

Structural, technical and finishing works across La Pura, the “Wellness City,” continue to progress in parallel.

ZENIA

Wall plastering completed up to the 30th floor; Apartment painting completed up to the 25th floor; Exterior painting and window installation completed up to the 27th floor; MEP works progressing up to the 39th floor

RISA

- On October 27, 2026, Phat Dat held the **topping-out ceremony for Risa Tower**, following the earlier topping-out milestone of Zenia Tower.
- Apartment finishing works are being accelerated, with wall construction reaching the 35th floor and exterior painting reaching the 19th floor.

LUSSO SAIGON WORLDHOTELS RESIDENCES

Floor beams and slabs on the 12th floor are being completed, alongside the installation of concealed MEP systems and reinforcement works for columns and walls.

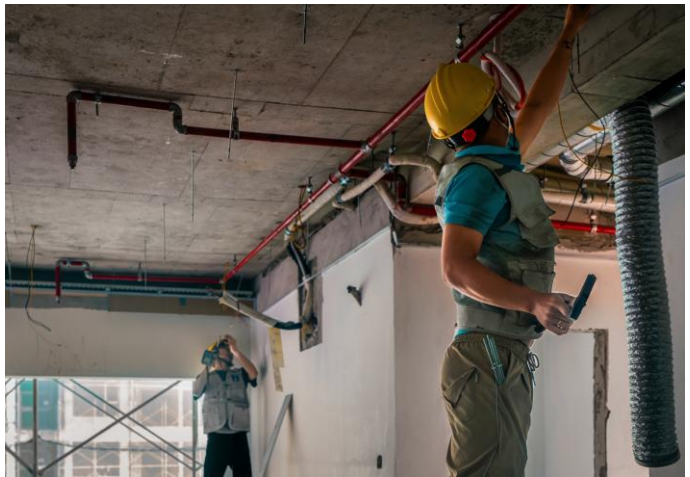




















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CONSTRUCTION COMMENCEMENT OF THE FIRST 5 TOWERS AT QTOPIA

7.3+
(HA) AREA

9
TOWERS

20
FLOORS/TOWER

On November 6, 2026, Phat Dat Real Estate Development Corporation (PDR: HOSE) commenced construction of Qtopia in the Phuoc Hai coastal area of HCMC, along Vo Thi Sau coastal road. Spanning more than **7.3 ha**, the project comprises **nine 20-story towers**, with the **first five towers** commencing construction in this phase.

Qtopia is designed as a Resort City integrated with an Entertainment Complex, featuring tourist apartments and commercial-service facilities.

The project marks Phat Dat's expansion into the hospitality real estate segment as part of its broader product diversification strategy.

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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/

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