



PHATDAT
CORPORATION
Real Estate Development

IR NEWSLETTER

May 2024



GHENY RANG TIEN SA

Content



Section 1. Social and economic landscapes

Page 2



Section 2. Market overview

Page 4



Section 3. Phat Dat's news

Page 7

SECTION 1. SOCIAL AND ECONOMIC LANDSCAPES



Economic indicators

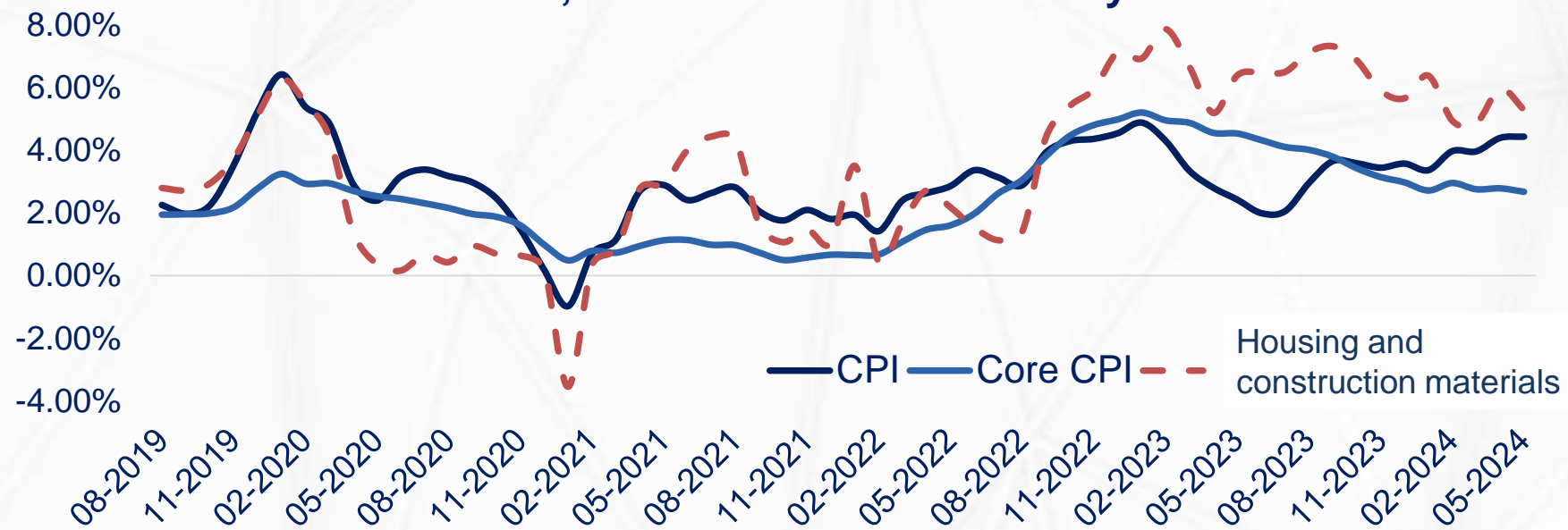


ECONOMIC INDICATORS



Consumer price Index (CPI) increased slightly from its low base

Average CPI in the first 5 months of 2024 increased by 4.03% YoY; core inflation increased by 2.78%.



Imports surged with a trade deficit of \$1 billion in May

66.62 billion USD

Total import-export turnover

32.81 billion USD
+15.8% YoY

Export

33.81 billion USD
+29.9% YoY

Import

1.0 billion USD

Trade deficit

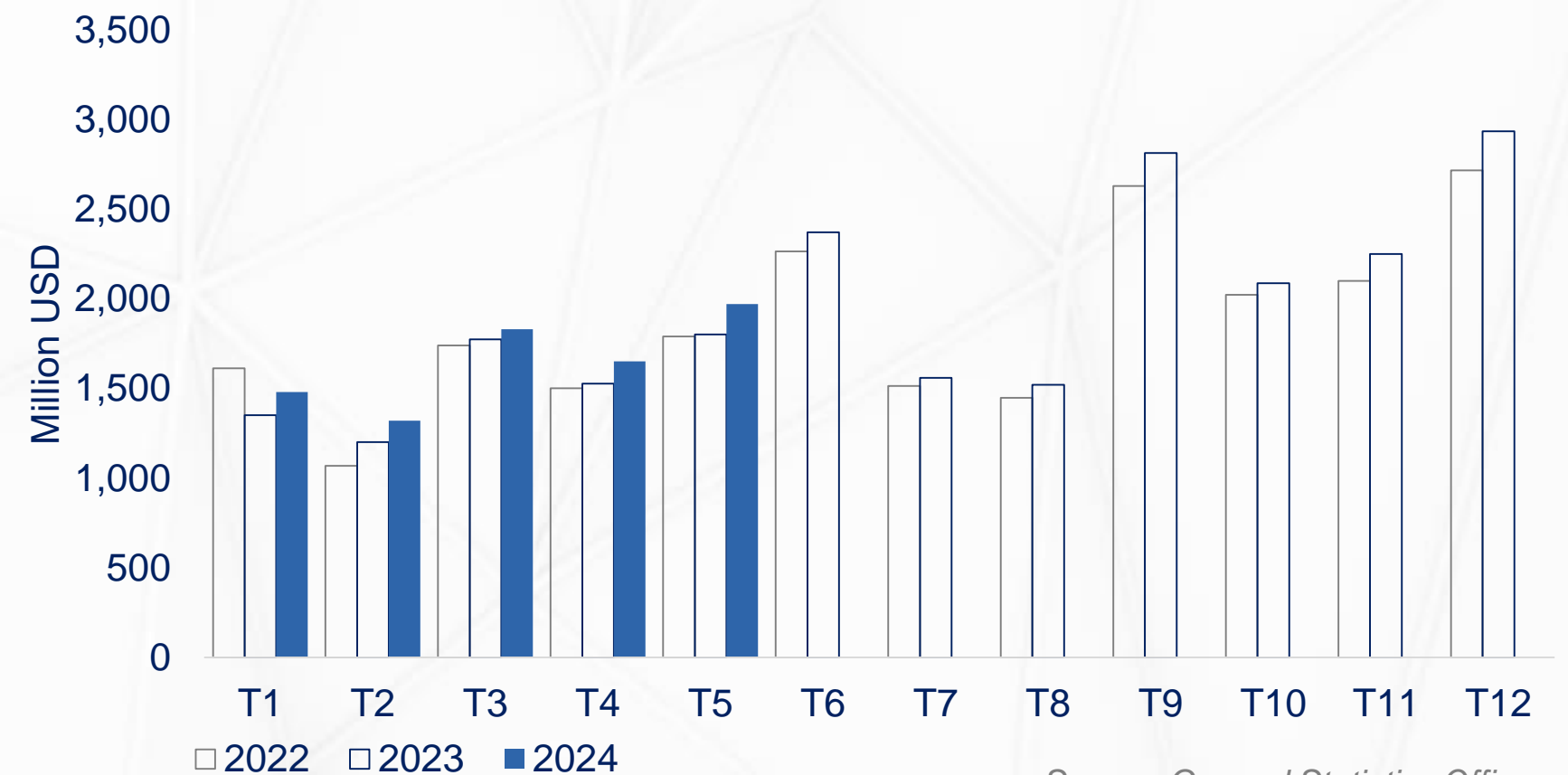


FDI continued to earn its spotlight in May

Total registered FDI:
11.07 billion USD ↑ 2%

Real estate accounted for \$1.97 billion, or 17.8% of total registered FDI, ↑ 70.8% YoY.

FDI disbursement hit a 5-year high



Source: General Statistics Office

SECTION 2. MARKET OVERVIEW



Real estate market



Stock market



REAL ESTATE MARKET



Land Law, Housing Law and Real Estate Business Law expected to take effect from August 1

- According to Official Dispatch No. 53/CD-TTg dated May 26, 2024, the Government requested relevant authorities to expedite the drafting and issuing regulatory documents detailing the implementation of amended Land Law, Housing Law, and Real Estate Business Law, as well as the amended Law on Credit Institutions. Local authorities need to complete this work in June.
- This request aims to establish a complete, synchronized legal framework for immediate implementation once these laws are approved by the National Assembly to take effect early - **expected from August 1, 2024.** ([Read more](#)).

"The expected early effectiveness of the three laws can resolve legal issues for hundreds of projects.

I believe that from now until the end of the year, the real estate market will see an abundant supply, with more transactions than in 2023. As a result, businesses will have the revenue streams and cash flow needed to overcome difficulties."

- Mr. Su Ngoc Khuong, Senior Director of Savills Vietnam



Coastal real estate heats up again

- According to the Vietnam Association of Realtors (VARs) report, in IQ2024, the real estate market welcomed 9,970 new hospitality products.
- **Demand has shifted since Decree No. 10/2023/ND-CP**, which allows the issuance of ownership certificates, gradually removing "*psychological barriers*" in this segment ([Read more](#)).



STOCK MARKET

As of May 31, 2024

PDR HOSE
25,200 VND

Beta	1.36
EPS	1,010
P/E	25.72
BVPS	10,963
P/B	2.37

52-week highest (VND/share)	32,950
52-week lowest (VND/share)	11,600
52-week average volume (million shares per day)	12.848

8,268

Average trading volume in May
(million shares/day)

8.46%

Foreign ownership

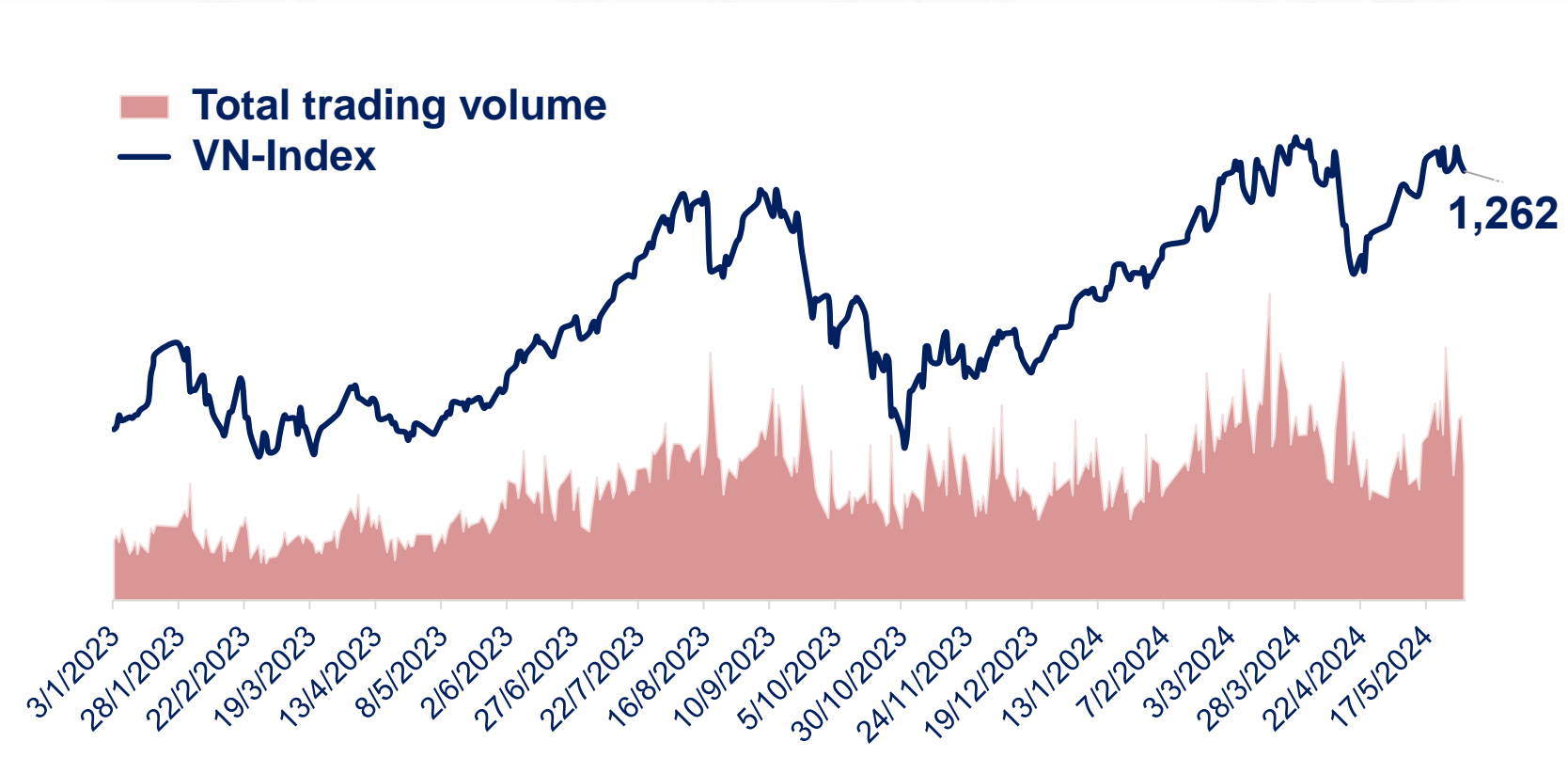
22,701

Market capitalization
(billion VND)

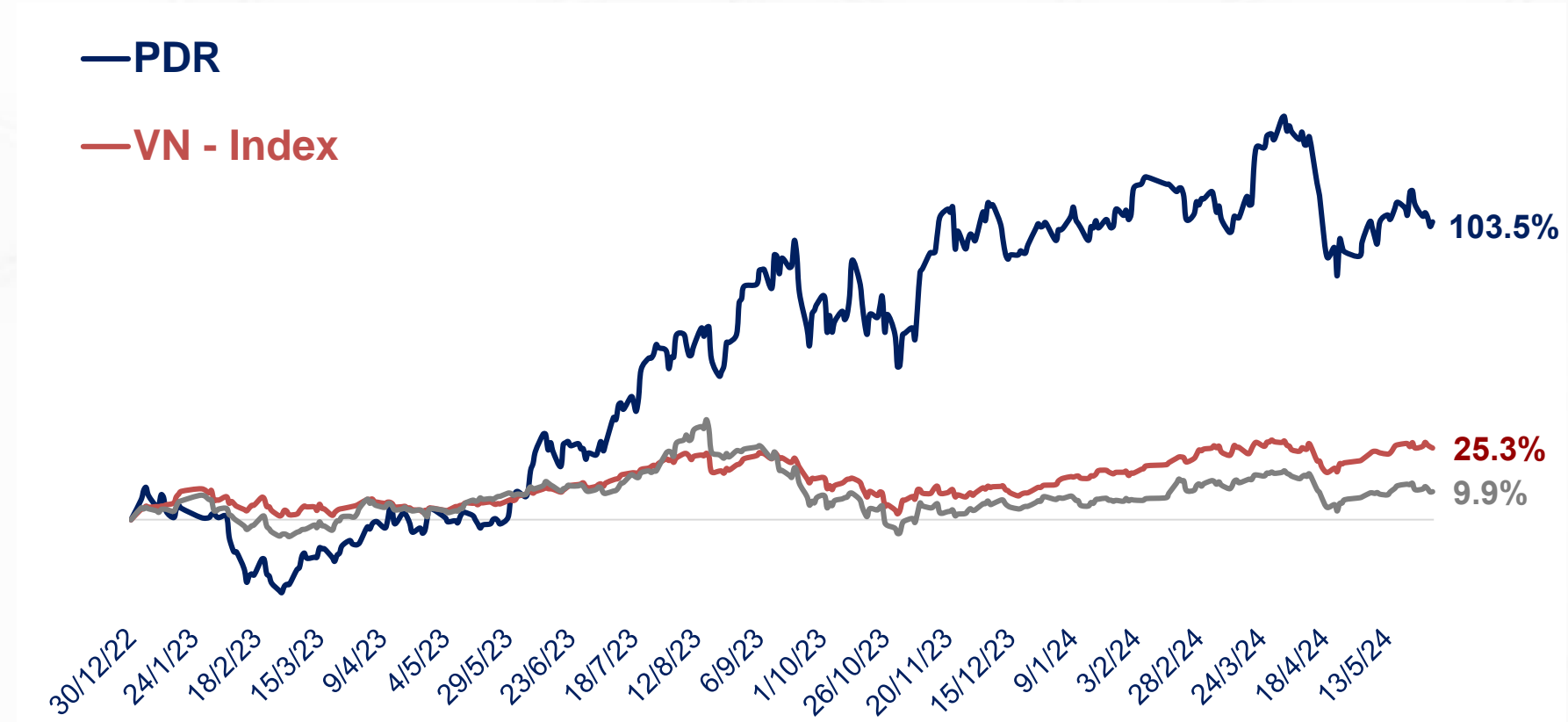
45%

Free float

In May, VN-Index fluctuated near its peak



Investment performance of PDR recovering from its low



SECTION 3. PHAT DAT'S NEWS



**Cooperation signing ceremony
with Realty Holdings**



Poulo Condor



Cadia Quy Nhon



PHATDAT
CORPORATION
Real Estate Development

COOPERATION SIGNING CEREMONY WITH REALTY HOLDINGS

- On May 12, 2024, Phat Dat and Realty Holdings jointly hosted a ceremony to ink a comprehensive strategic cooperation agreement, committing to the purchase and sale of all units in Thuan An 1 & 2 High-rise Residential Complex (Binh Duong) and Bac Ha Thanh Urban Area (Binh Dinh).
- Also at the launching ceremony, Realty Holdings signed strategic partnership agreements with 36 major and reputable distributors in the market.



The signing ceremony



Phat Dat has been granted authority to manage cash flow during Realty Holdings' sales operations once all legal requirements are met.

POULO CONDOR

LOCATION

Vong Beach, Co Ong, Con Dao District,
Ba Ria - Vung Tau Province

SITE AREA

120,000m² (12ha)

PRODUCTS

Tourist apartment

05 blocks

Hotel

02 blocks

Resort

68 units



CADIA QUY NHON

LOCATION

No. 1 Ngo May Street, Nguyen Van Cu Ward,
Quy Nhon City, Binh Dinh Province

SITE AREA

5,246 m²

PRODUCTS

864 tourist apartments

39 above-ground floors

03 basement floors





PHATDAT
CORPORATION
Real Estate Development

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**](#)

CONTACT



(+8428) 3898 6868



IR_PDR@phatdat.com.vn