

IR NEWSLETTER

June 2024



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SECTION 1. SOCIAL & ECONOMIC LANDSCAPES



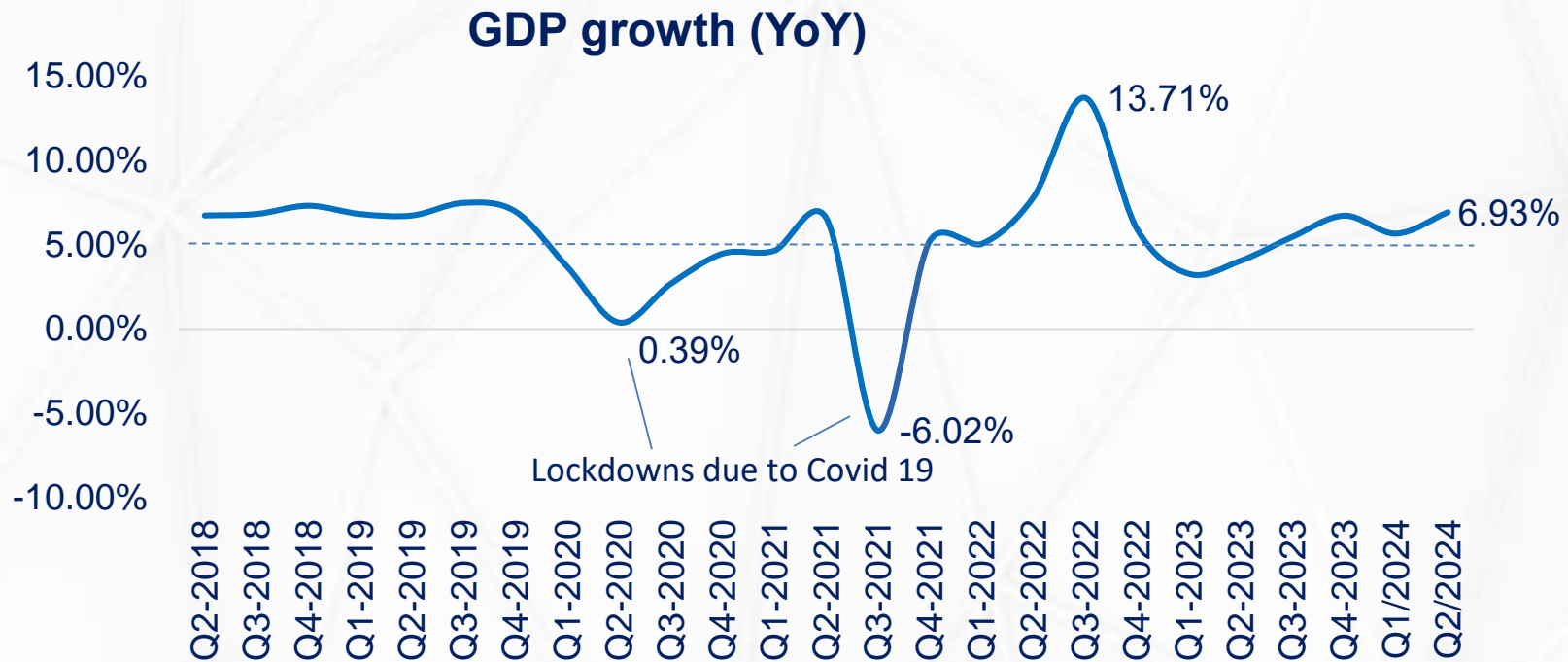
Economic indicators



ECONOMIC INDICATORS

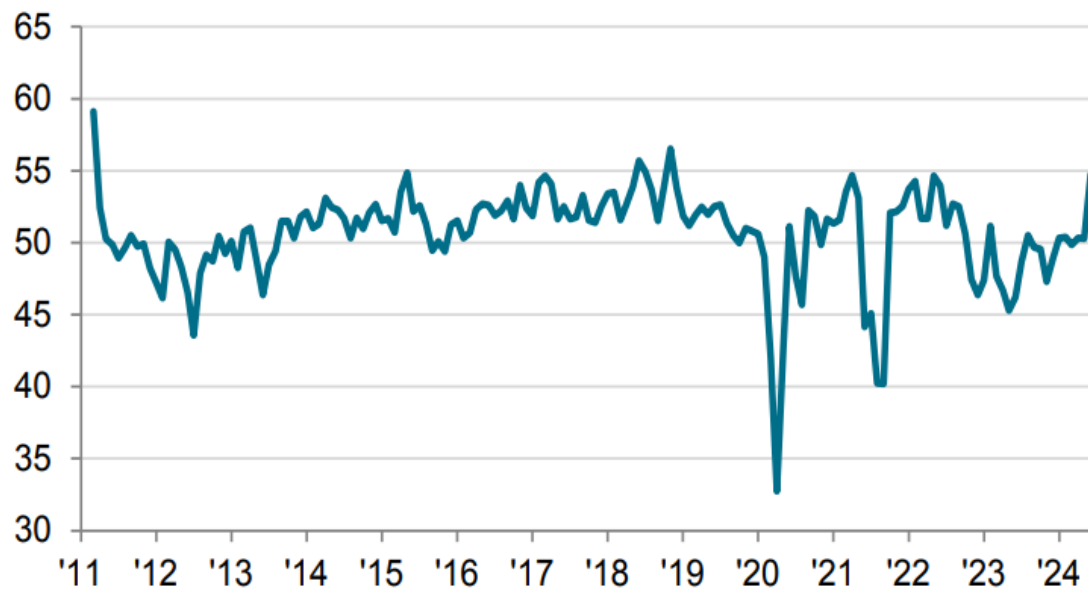


GDP growth exceeded expectations in Q2



June 2024 PMI: Strongest order increase since March 2011

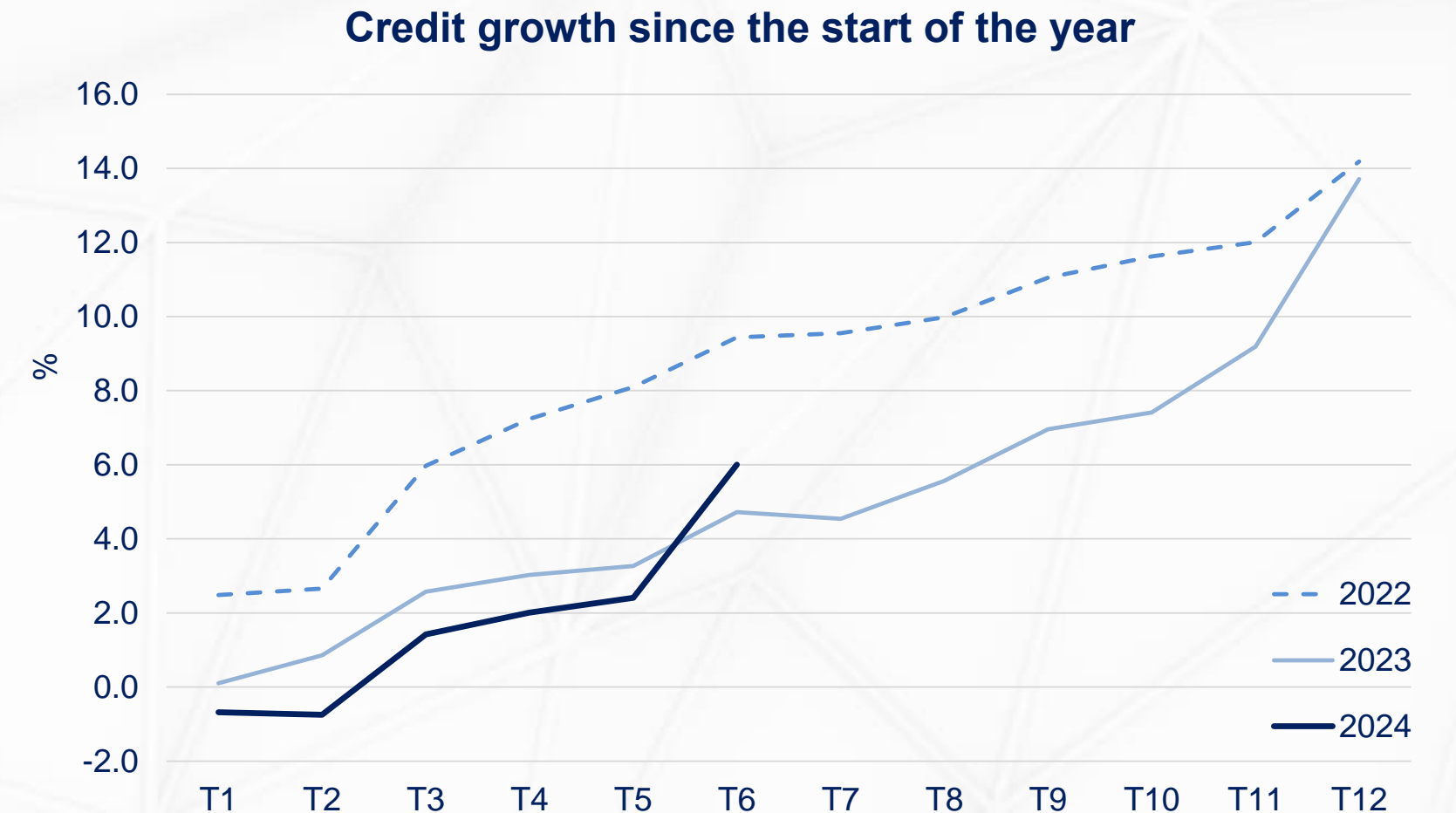
PMI surged to 54.7 points in June, compared to 50.3 points in May.



The continuous increase not only reflects the manufacturing sector's health improving for the third consecutive month but also indicates that business conditions have significantly strengthened.



Credit growth accelerated in June



As of the end of June, credit provided to the economy reached nearly 14.4 quadrillion VND, up 6% compared to the end of last year. Consumer loans accounted for more than 3 quadrillion VND. Since the beginning of the year, over 810,000 billion VND has been injected into the economy, achieving the targets set by the Government and the State Bank.

Source: S&P Global, General Statistics Office, announcements from the State Bank of Vietnam

SECTION 2. MARKET OVERVIEW



Real estate market



Stock market



REAL ESTATE MARKET



New laws on land, housing, and real estate business take effect from August 1

- ❖ On June 29, the National Assembly voted to pass the Draft Law amending and supplementing some provisions of the three laws related to the real estate market. Accordingly, **the Land Law, Housing Law, and Real Estate Business Law will take effect from August 1**, five months earlier than planned. However, certain transitional provisions in 7 articles (from 253 to 260) of the Land Law will take effect from January 1, 2025.

[\(Read more\)](#).

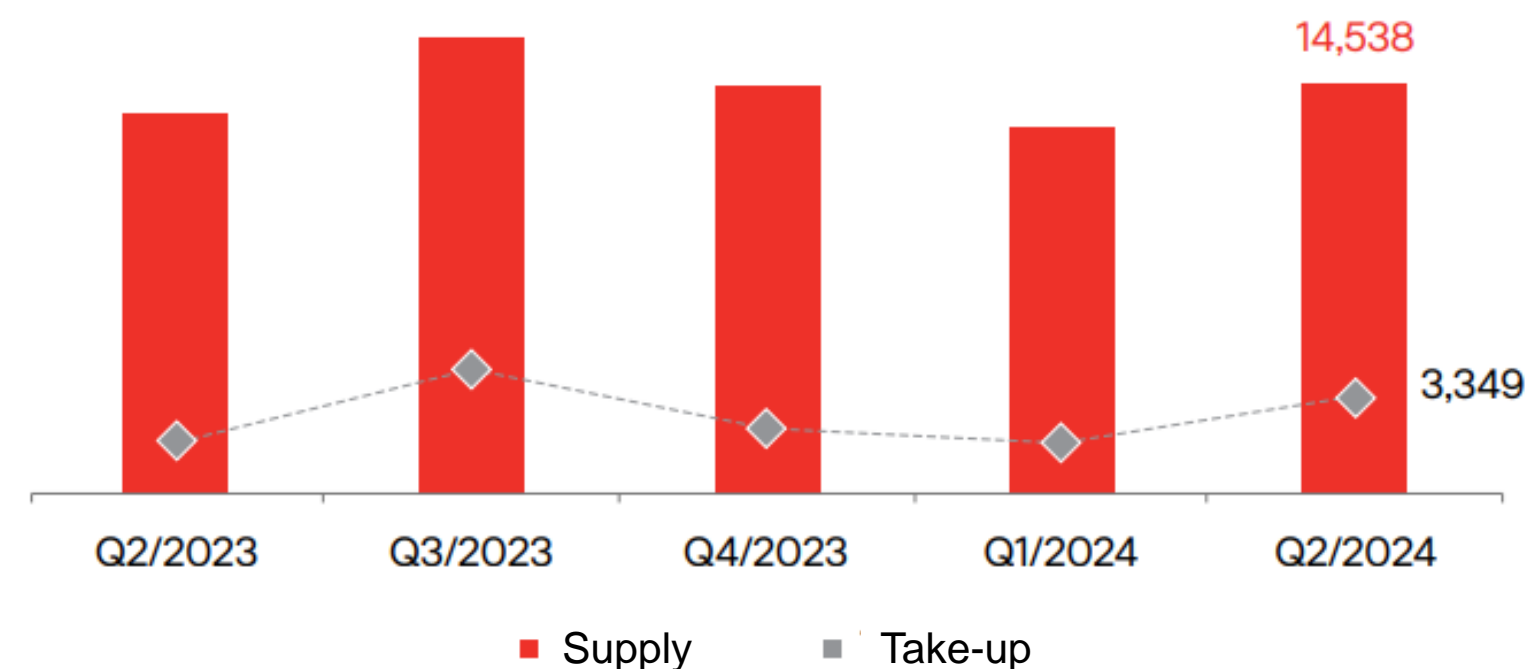


Apartment supply and consumption in the Southern Region showed positive signs

- ❖ **Primary supply recorded a 12% increase QoQ**, or an 8% increase YoY, mainly from projects in HCMC and Binh Duong.
- ❖ **Liquidity showed some positive signs**, with take-up rising sharply by 88% QoQ, or 82% YoY, in the primary market.
- ❖ Primary selling prices did not fluctuate much compared to Q1/2024, boosted by quick payment discount policies, principal grace periods, loan interest incentives, etc.

Supply and take-up by quarter

Unit: apartment



Source: Market report by DKRA for HCMC and nearby provinces

STOCK MARKET

As of June 28, 2024

PDR HOSE
23,700 VND

Beta	1.49
EPS	1,016.1
P/E	23.32
BVPS	10,963
P/B	2.16

52-week highest (VND/share)	29,770
52-week lowest (VND/share)	15,088
52-week average volume (million shares per day)	12.067
Outstanding shares (million shares)	873.14

6.461

Average trading volume in June
(million shares/day)

7.94%

Foreign ownership

20,693

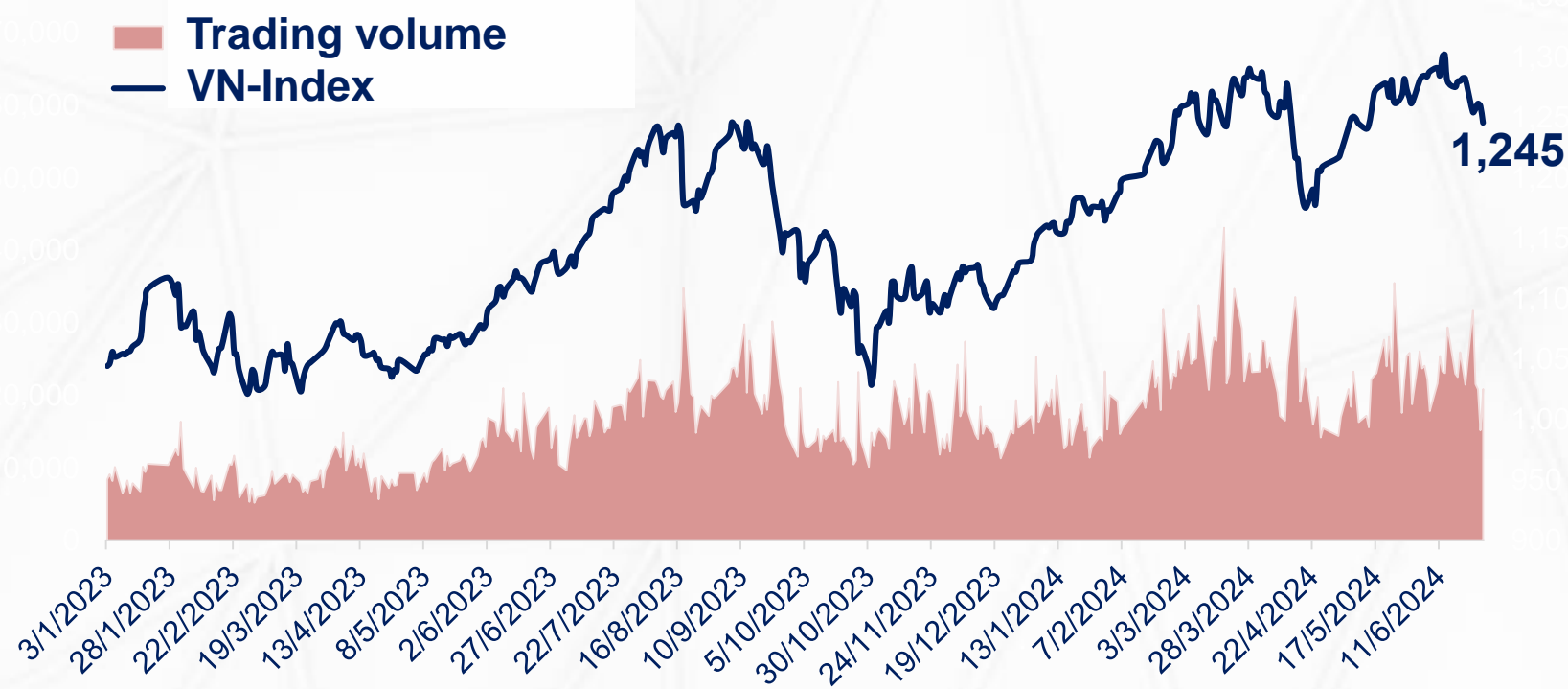
Market capitalization
(billion VND)

45%

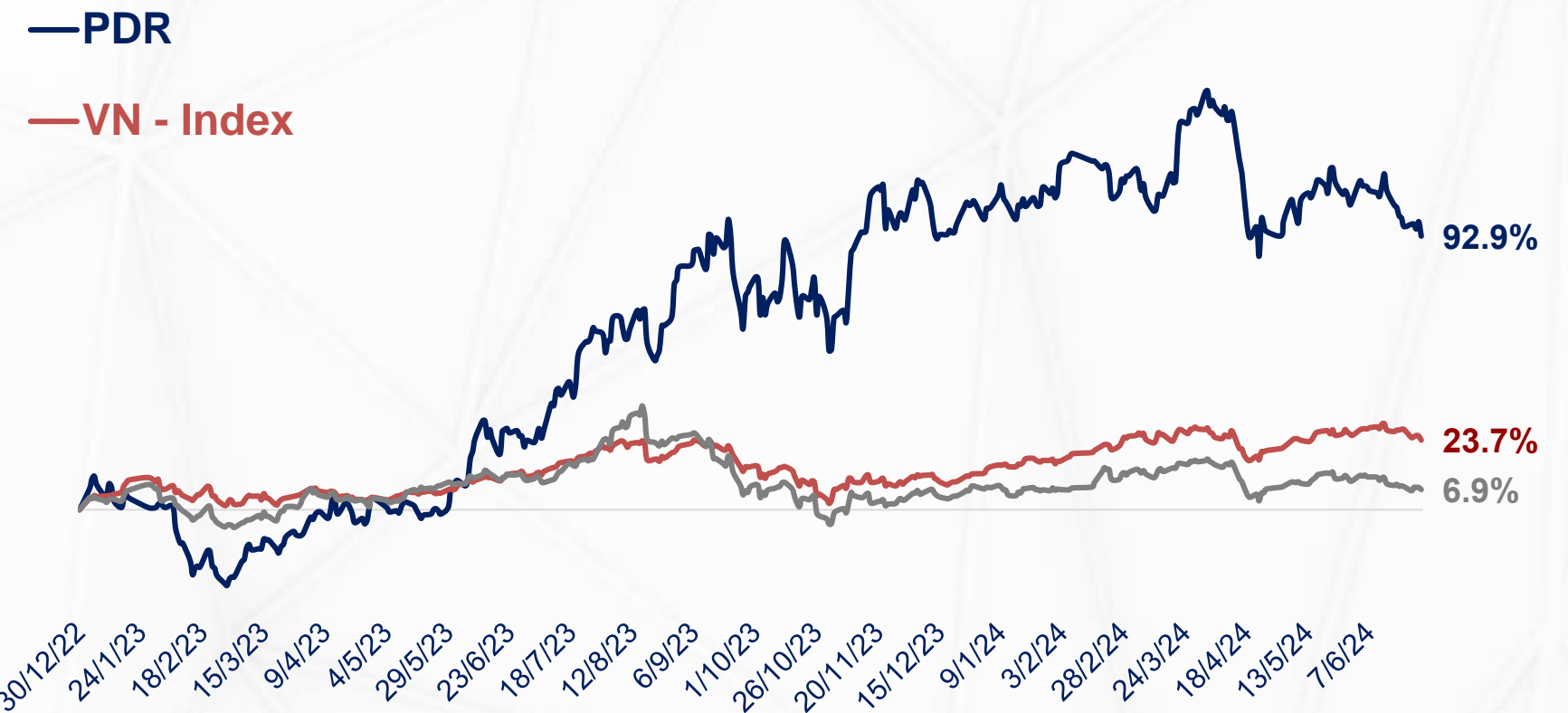
Free float



VN-Index adjusted from its peak in June



PDR's Performance Compared to VN-Index and Real Estate Sector



SECTION 3. PHAT DAT'S NEWS



**New advancements
in industrial real estate sector**



NEW ADVANCEMENTS IN INDUSTRIAL REAL ESTATE SECTOR

➤ Phat Dat has recently received positive news regarding the two new industrial real estate projects

- ❖ On May 27, 2024, the People's Committee of Ba Ria – Vung Tau Province issued **Document No. 7003/UBND-VP**, approving the proposal to research, survey, and plan an investment project for an industrial park covering 1,247 hectares in Cu Bi Commune, Chau Duc District. This proposal was put forth by the joint venture of Phat Dat and Phat Dat Industrial Park Investment and Development JSC (PDI).
- ❖ Earlier, on May 3, 2024, the Ministry of Construction sent **Document 1838/BXD-QHKT** to the **Ministry of Planning and Investment**, providing its appraisal for infrastructure investment project in Phat Dat - Dung Quat 2 Industrial Park. This project, located in Binh Thanh and Binh Phuoc communes in Binh Son District, Quang Ngai Province, is planned to cover approximately 449 hectares and will be constructed for four years. ([Details](#) on Document 1838/BXD-QHKT).

ỦY BAN NHÂN DÂN
TỈNH BÀ RỊA - VŨNG TÀU

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

Số: 7003 /UBND-VP Bà Rịa – Vũng Tàu, ngày 27 tháng 5 năm 2024

V/v nghiên cứu, khảo sát và lập phương án đầu tư Dự án Khu công nghiệp tại xã Cù Bì, huyện Châu Đức

Kính gửi:

- Ban Quản lý các Khu công nghiệp;
- Liên danh Công ty Cổ phần Phát triển Bất động sản Phát Đạt - Công ty Cổ phần Đầu tư và Phát triển Khu công nghiệp Phát Đạt (Liên danh Phát Đạt).

Xét đề nghị của Ban Quản lý các Khu công nghiệp tại Công văn số 1054/BQL-QHXD ngày 09 tháng 5 năm 2024 về việc nghiên cứu, khảo sát và lập phương án đầu tư Dự án Khu công nghiệp tại xã Cù Bì, huyện Châu Đức của Liên danh Phát Đạt, Ủy ban nhân dân tỉnh có ý kiến như sau:

1. Về nguyên tắc, chấp thuận cho Liên danh Phát Đạt khảo sát, nghiên cứu, tìm hiểu cơ hội đầu tư khu công nghiệp, bảo đảm phù hợp với các quy hoạch, định hướng và tiêu chí thu hút đầu tư trên địa bàn tỉnh. Việc lựa chọn nhà đầu tư dự án được thực hiện theo quy định của pháp luật hiện hành.
2. Giao Ban Quản lý các Khu công nghiệp chủ trì, phối hợp với Sở Tài nguyên và Môi trường, Sở Xây dựng và các cơ quan có liên quan hỗ trợ Liên danh Phát Đạt khảo sát.
3. Liên danh Phát Đạt có trách nhiệm cam kết chịu toàn bộ chi phí, rủi ro nếu dự án không được chấp thuận theo quy định của pháp luật hiện hành; đồng thời liên hệ với Ban Quản lý các Khu công nghiệp để được hỗ trợ.
4. Văn bản này chỉ có hiệu lực trong thời hạn **không quá 06 tháng** kể từ ngày ký ban hành./.

(Đính kèm Công văn số 1054/BQL-QHXD ngày 09 tháng 5 năm 2024 của Ban Quản lý các Khu công nghiệp).

Nơi nhận:
- Như trên;
- Chủ tịch UBND tỉnh (b/c);
- Các Sở: XD, TNMT, KHĐT;
- UBND huyện Châu Đức;
- Lưu: VT, TH.
TH6@13/05/2024 (2)

KT. CHỦ TỊCH
PHÓ CHỦ TỊCH



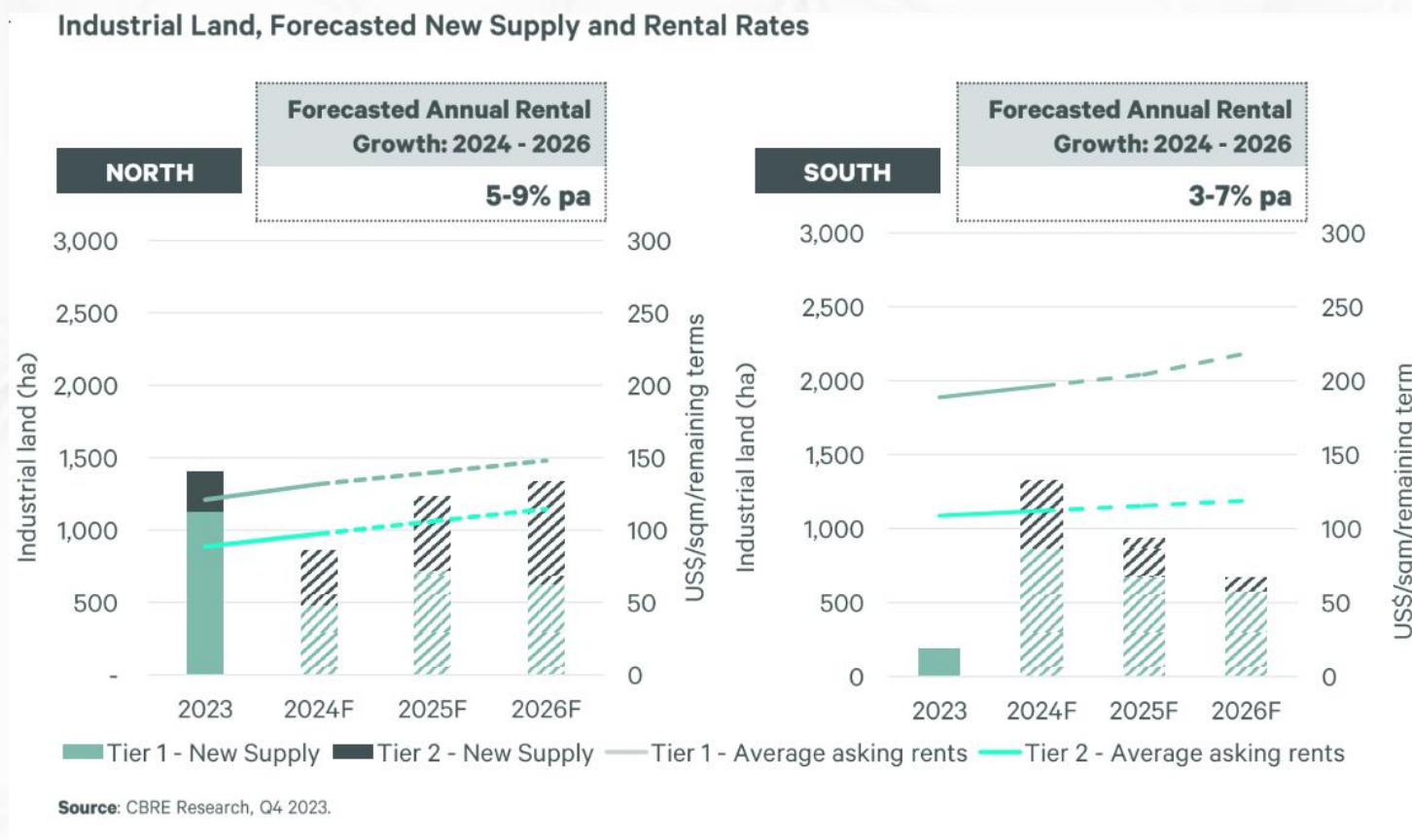
Nguyễn Công Vinh

NEW ADVANCEMENTS IN INDUSTRIAL REAL ESTATE SECTOR

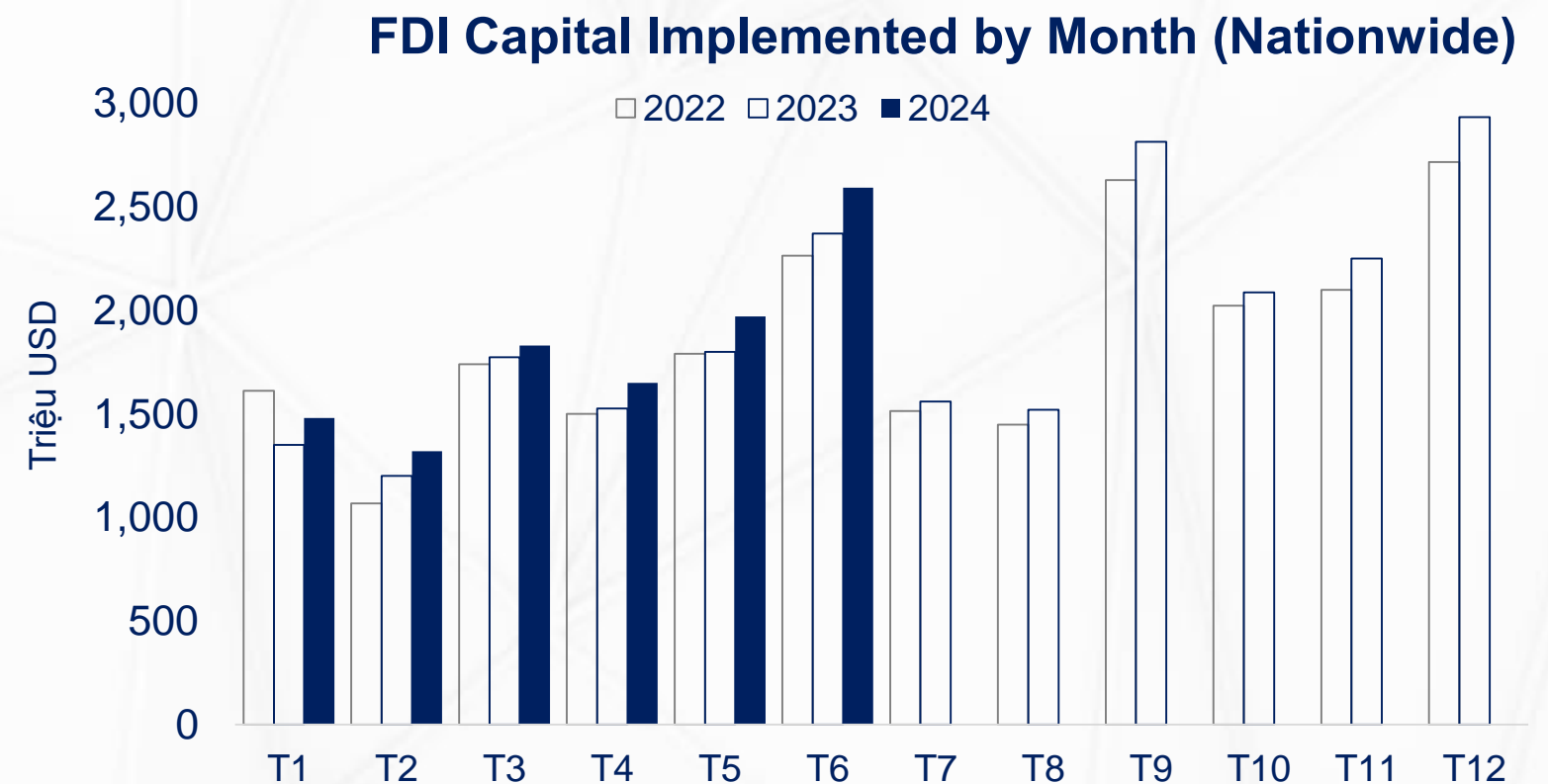


Sharing about the continued implementation of industrial park projects, the leadership of Phat Dat stated:

- PDR recognizes the **significant growth potential of the industrial park sector**, especially as Vietnam is becoming a 'magnet' for FDI due to its competitive advantages over other countries in the region.
- Additionally, the leadership of PDR believes that the industrial park sector is **highly suitable for PDR's capabilities**, particularly given PDR's extensive experience in the residential real estate sector.
- With the industry's potential and the company's current resources, PDR is ambitious that the industrial park sector will complement the residential real estate sector and become a key contributor to Phat Dat's long-term growth.



CBRE's Forecasts for New Supply and Rental Rates of Industrial Parks



Source: Ministry of Planning and Investment



PHATDAT
CORPORATION
Real Estate Development

Thank you!

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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