



PHATDAT
CORPORATION
Real Estate Development

IR Newsletter

January.2026

PDR: HOSE



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PHAT DAT'S
NEWS

PDR APPROVES IN-PRINCIPAL TRANSFER OF PROJECT IN FORMER DISTRICT 7



On December 15, 2025, the Board of Directors of Phat Dat Real Estate Development Corporation (PDR: HOSE) officially approved Resolution **No. 38/2025/HĐQT-QĐ dated December 15, 2025**, regarding the in-principle transfer of part or all of the high-rise residential project located in Phu Thuan Ward, District 7, HCMC.

This is a strategic decision aimed at implementing the Company's investment portfolio restructuring plan, optimizing capital efficiency, and strengthening cash flows to support key projects and business activities in the subsequent period.



Accordingly, the Board of Directors authorized the Executive Management to seek potential partners, negotiate the transfer value, and carry out related legal procedures in compliance with applicable laws and safeguarding shareholders' interests. The divestment from this project is expected to contribute positively to profit targets and further strengthen the Company's financial structure in the 2025-2026 fiscal year.

PHAT DAT WINS AUCTIONS FOR TWO HIGH-RISE RESIDENTIAL LAND PLOTS IN DONG NAI

Continuing its strategy of expanding the land bank in key markets, on December 26, 2025, Phat Dat Real Estate Development Corporation (PDR: HOSE) was recognized as the successful bidder for land-use rights to two high-rise mixed-use residential projects in Dong Nai Province. The project in Tran Bien Ward covers more than 19,204 m², while the one in Tam Hiep Ward spans approximately 27,455 m².

With a combined land area of nearly 46,660 m² and total gross floor area exceeding 358,000 m², this milestone not only strengthens PDR's pipeline of high-end products for the next development phase but also underscores the Company's solid financial capacity and its consistent strategic focus on satellite urban areas with well-developed, integrated transport infrastructure.

The focus on Bien Hoa - Dong Nai reflects a well-calculated strategic choice, as the area offers significant growth potential, supported by a dynamic economy, a high concentration of enterprises, and a sizable high-income residential community. Together with a large population base and increasingly complete infrastructure, these factors are expected to drive strong and sustainable demand for premium real estate products in the future.

Earlier, Phat Dat also announced the Board of Directors' approval to contribute capital to establish two affiliated companies: Dong Nai Riverside New Urban Area JSC and Tam Hiep Urban Development JSC.

Phat Dat's footprint in Dong Nai has therefore become more pronounced than ever. This move highlights the Company's determination to restructure its investment portfolio and decisively realign its strategic focus toward the eastern corridor of HCMC, with the goal of optimizing profitability and strengthening its market position.





PDR COMPLETES 40TH AMENDMENT TO ITS BUSINESS REGISTRATION, ESTABLISHING A NEW CHARTER CAPITAL LEVEL

In the 40th amendment to its Enterprise Registration Certificate dated December 31, 2025, Phat Dat Real Estate Development Corporation (PDR: HOSE) officially increased its charter capital from **VND 9,798,093,790,000** to **VND 9,978,093,790,000** through the issuance of ESOP shares. Through this move, Phat Dat has established a sustainable cooperative mechanism by positioning its employees as shareholder-partners, enabling them to share both benefits and responsibilities in the Company's sustainable development journey.



PDR: REVITALIZING THE PHAN DINH PHUNG SITE INTO AN OPEN PUBLIC SPACE FOR TET HOLIDAY

Phat Dat (PDR: HOSE) has launched a proactive plan to refurbish the Phan Dinh Phung Sports Center site (District 3, Ho Chi Minh City) into an open landscaped public space for community use. While awaiting approval of a new project from the Ho Chi Minh City People's Committee, the Company is focusing on upgrading the sidewalks and refurbishing the premises along all four main street frontages, with the aim of opening the space to the public in time for the 2026 Lunar New Year.

Beyond its business objectives, PDR consistently emphasizes the creation of added value for local communities where its projects are being developed. Maintaining the site's "vitality" not only serves residents but also helps optimize the Company's land bank management.

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STOCK MARKET & PDR SHARES

STOCK MARKET & PDR SHARES

As of 07/01/2026

PDR: HOSE **18,800** VND

Beta	1.38
EPS	636
P/E	27.13
BVPS	12,187
P/B	1.42
	52-week highest (VND/share)
	52-week lowest (VND/share)
	52-week average volume (million shares)
	Outstanding shares (million shares)

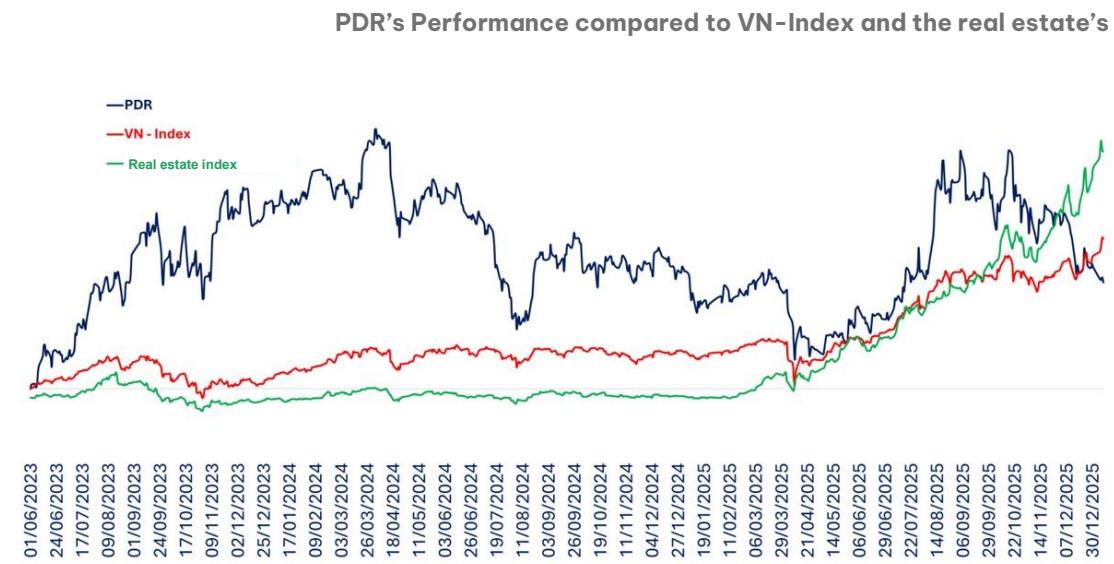
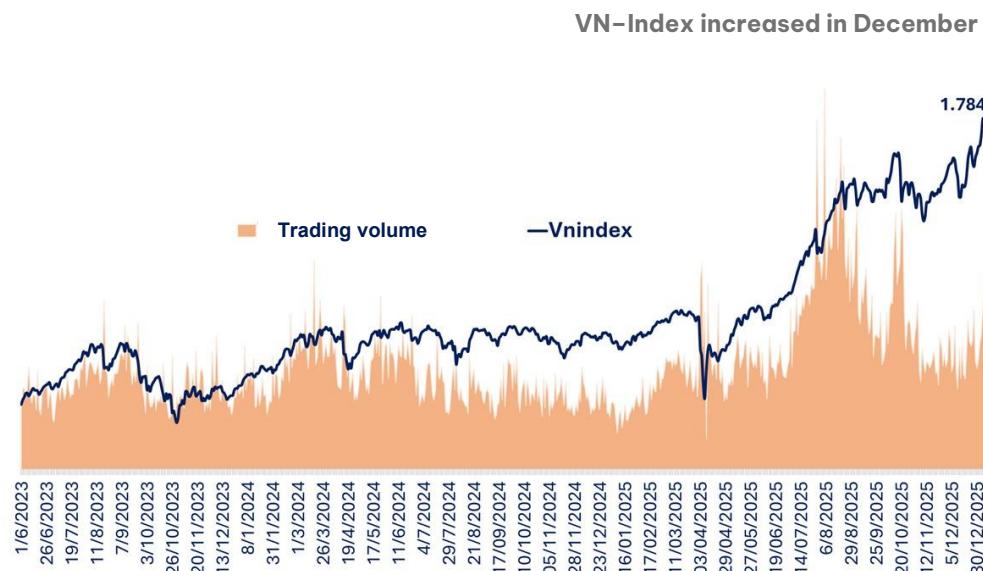
27,200
13,932
14,104
997.81

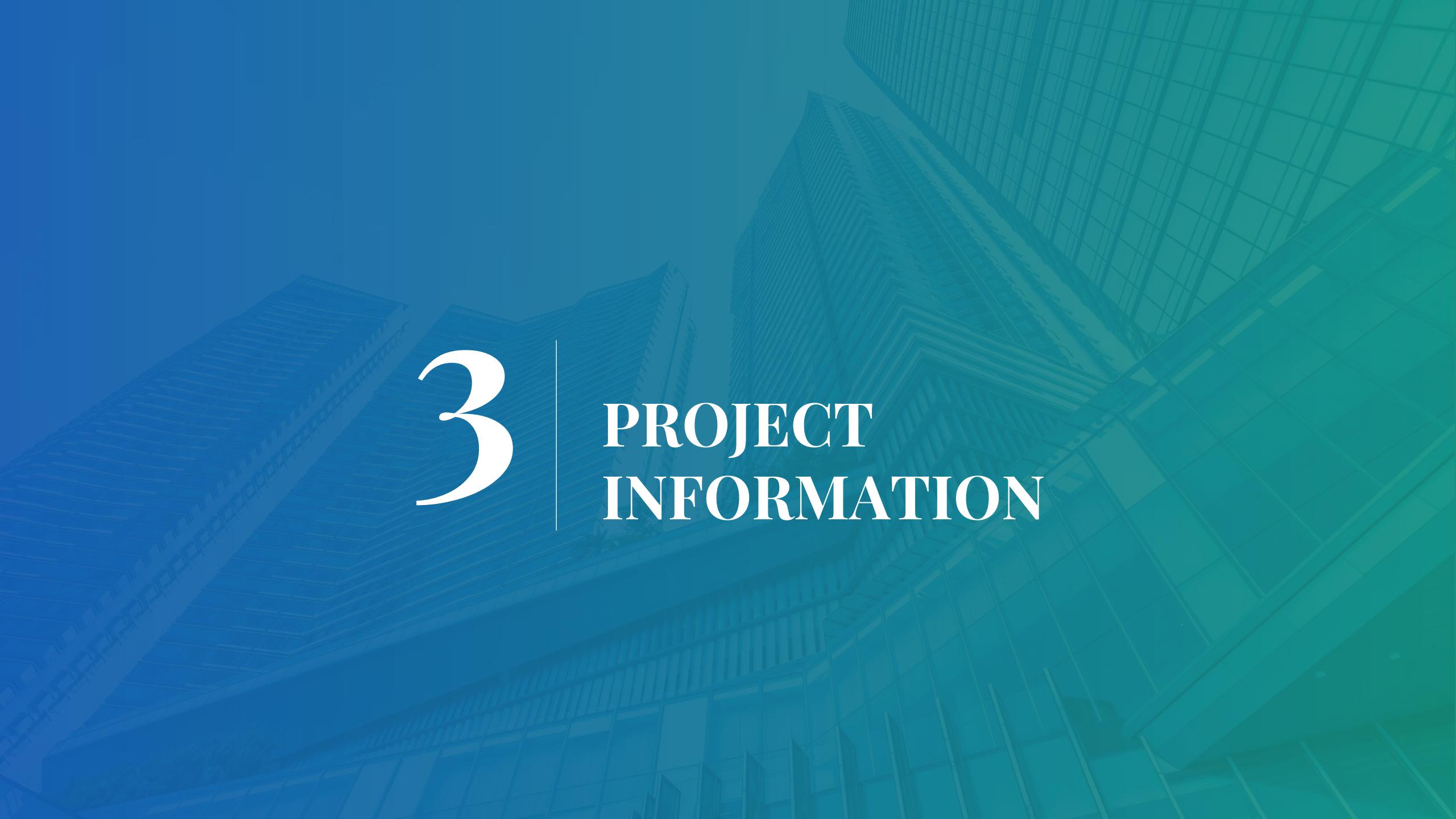
10.320 Average trading volume in December (million shares/day)

8.31%
Foreign ownership

18,753
Market cap (billion VND)

60%
Free float



A blurred background image of a modern city skyline with tall skyscrapers, rendered in a light blue-green color.

3

PROJECT
INFORMATION

UPDATE ON THE TRANSFER PROGRESS OF THUAN AN 1

Transfer progress: Phat Dat (PDR: HOSE) confirms that it has fully satisfied all conditions required for handover to the buyer in accordance with the committed agreement.

Cash flow: By the end of January 2026, Phat Dat expects to receive 100% of the transfer value from the foreign partner.



UPDATE ON LA PURA CONSTRUCTION PROGRESS AS OF EARLY 2026

Structural works, MEP systems, and finishing works are being implemented in a coordinated manner. Notably, the show flats on the 5th floor of Zenia 2 Tower has been completed and is ready to welcome visitors for on-site experience starting in early 2026.

Construction progress:

- Risa 1 Tower has reached the 18th floor, while Risa 2 Tower the 17th floor.
- Zenia 1 Tower has reached the 20th floor, and Zenia 2 Tower has made strong progress, rising to the 23rd 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/>

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