



PHATDAT
CORPORATION
Real Estate Development

IR Newsletter

April.2026

PDR: HOSE

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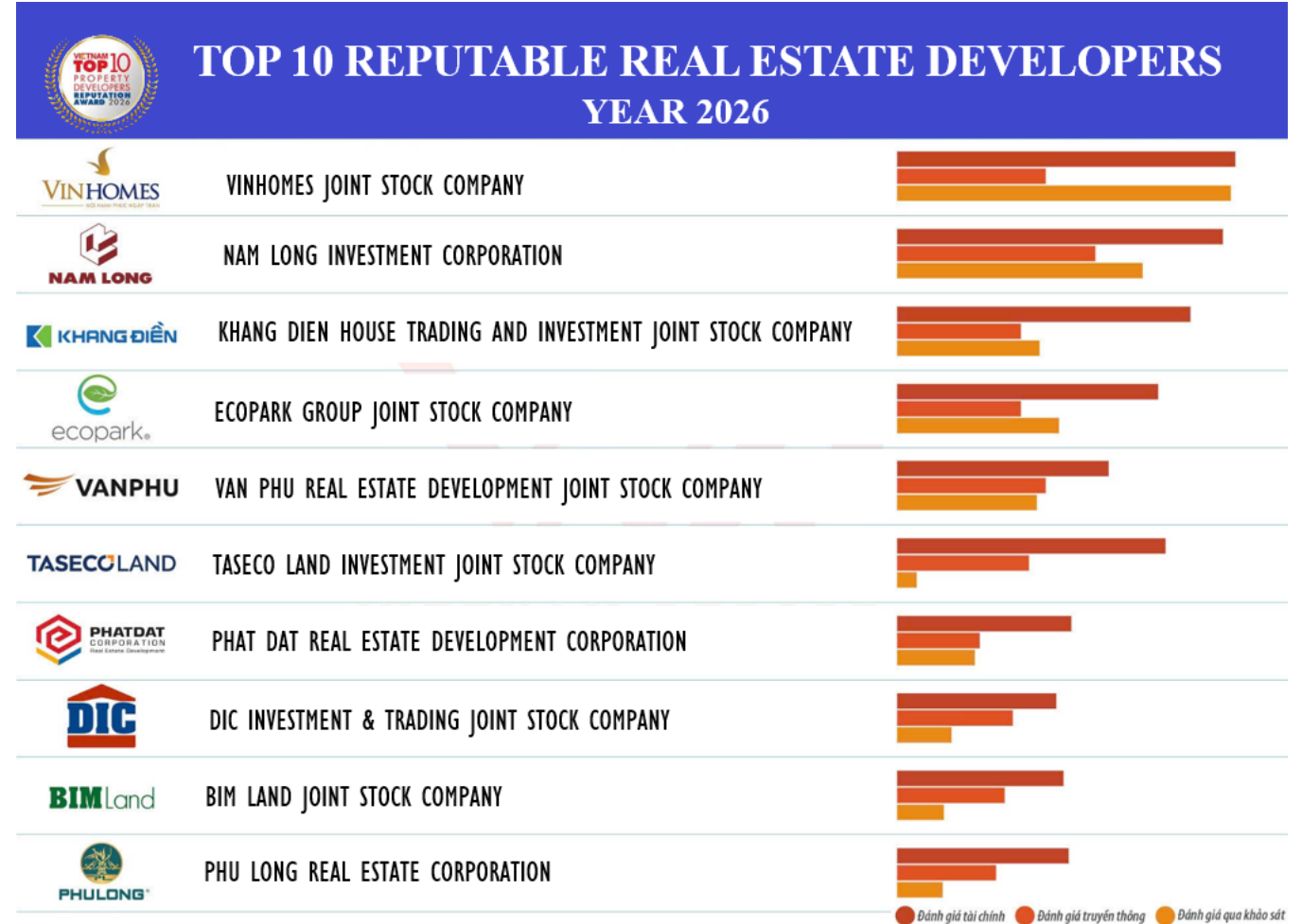


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PHAT DAT'S
NEWS

PHAT DAT REMAINS IN THE TOP 10 REPUTABLE REAL ESTATE DEVELOPERS FOR SIX CONSECUTIVE YEARS

Phat Dat (PDR: HOSE) continues to affirm its leading position, being recognized for the sixth consecutive time as one of the Top 10 Reputable Real Estate Developers (2021–2026), according to Vietnam Report. This result demonstrates PDR’s agile management capabilities and strong adaptability by implementing decisive restructuring strategies, focusing resources on key projects in Ho Chi Minh City and the Southern region. With a clean land bank of over 6,200 hectares and a commitment to implementing international ESG standards, PDR continues to strengthen investor confidence and ensure a long-term growth trajectory.



LUSSO SAIGON: A LUXURY LIFESTYLE UNDER THE WORLDHOTELS BRAND (BWH HOTELS)



Phat Dat (PDR: HOSE) has officially entered into a partnership with WorldHotels – the premium brand under BWH Hotels – to manage the Lusso Saigon tower, located on the frontage of the 60-meter-wide National Highway 13 in HCMC.

Partnering with a global network of over 4,300 hotels not only guarantees international 5-star service standards but also enhances long-term asset value for investors. With personalized privileges and advanced technology-driven management solutions, Lusso Saigon is set to become a focal point in the Branded Residences segment, catering to the refined demands of professionals and affluent customers.



PHAT DAT RELEASES THE 2025 ANNUAL REPORT: "DRIVEN BY CORE STRENGTHS"

Phat Dat Real Estate Development Corporation (PDR: HOSE) has officially released its 2025 Annual Report, centered on the core message of leveraging internal strengths to navigate market challenges. The report provides a comprehensive overview of the Company's transformation journey, from optimizing its financial structure to focusing resources on the development of key and highly liquid projects. With a solid governance foundation and a well-defined strategy, PDR reaffirms its readiness for a new, more sustainable growth cycle, continuing to deliver added value for shareholders and stakeholders.

CHAIRMAN NGUYEN VAN DAT COMPLETES PURCHASE OF AN ADDITIONAL 3 MILLION PDR SHARES

Board Chairman Nguyen Van Dat has completed the purchase of an additional 3 million PDR shares, further increasing his ownership stake and reinforcing his position as the Company's largest shareholder. This transaction sends a positive signal of the leadership's confidence in the Company's sustainable development strategy and intrinsic value at a critical stage. Greater ownership by the Company's leader not only reassures investors but also creates positive momentum, enabling Phat Dat to confidently deliver on its business objectives set for 2026.



8,830

PLANNED REVENUE
(BILLION VND)

1,788

PRE-TAX PROFIT
(BILLION VND)

868

PROFIT AFTER PROVISIONS
AND TAX (BILLION VND)

10

DIVIDEND PAYMENT RATIO
(%)

THE 2026 BUSINESS PLAN

SUMMARY OF KEY HIGHLIGHTS OF PDR'S 2026 AGM

The year 2026 is identified as a pivotal year in the 2026–2030 strategy, marking a transition from a preparatory phase to accelerated execution to deliver higher-quality growth.

Strategic objectives: Restore growth momentum while maintaining strict risk control amid volatile market conditions. The leadership expects 2026 profit to double compared to 2025.



PROGRESS UPDATE ON KEY PROJECTS

SUMMARY OF KEY HIGHLIGHTS OF
PDR'S 2026 AGM

1. Thuan An 1 & 2 (Binh Duong)

- **Thuan An 1:** Secured proceeds of over **VND 1,901 billion** from the transfer of shares.
- **Thuan An 2:** Expected to continue executing its divestment roadmap in 2026.

2. 239 CMT8 (HCMC): Total investment of around VND 5,500 billion. Legal documentation is expected to be completed and construction to commence in 2026; sales launch is scheduled for Q4/2026 – Q1/2027.

3. Quy Nhon Iconic: Focused on accelerating sales and recognizing cash inflows in 2026.

4. Serenity Phuoc Hai: Currently applying for the construction permit to get ready for construction.

5. Poulo Condor (Con Dao) & Han River (Da Nang): Continuing to accelerate legal procedures in line with the plan.

6. La Pura: An efficiently performing project, with PDR acting as the developer involved in management, thereby recognizing around **VND 400 billion** in revenue while also recovering receivables for the Company.

7. Industrial park segment: The Company, together with Phat Dat Industrial Park Company, is carrying out legal procedures to develop projects in Quang Ngai, Tay Ninh, and Dong Thap, With a total estimated land area of over 2,000 hectares.





Image source:
Internet

BT PROJECTS AND NEW INVESTMENT PROPOSALS IN HO CHI MINH CITY

SUMMARY OF KEY HIGHLIGHTS OF PDR'S 2026 AGM

Over the next 5 years, PDR will adopt an operating model built on two core pillars: Commercial Real Estate and BT Projects.

EXECUTION CAPABILITIES: By partnering with the City on infrastructure projects, PDR has demonstrated strong execution capabilities, positioning the Company to access prime land plots in Ho Chi Minh City.

BT PROJECT PORTFOLIO:

- **Phan Đình Phùng Indoor Stadium Project:** May not proceed if actual conditions are no longer favorable. To date, the public park component has been finished to serve the community.

- In return, PDR is proposing to participate in two BT projects with a total estimated investment of **VND 24,000 billion**:
- **Oncology Hospital (1,000 beds):** Total investment of approximately **VND 9,000 billion**. The project has received in-principle approval from the City.
- **Elevated Road Project:** Total estimated investment of VND 15,000 billion. Currently at the proposal stage.

ISSUANCE OF OVER 20 MILLION SHARES AND A 10% DIVIDEND PAID IN SHARES

The AGM approved the proposals aimed at strengthening financial capacity for the next growth cycle:

- **Offering of shares to existing shareholders:** To be conducted at a ratio of **5:1**, with expected proceeds of over **VND 1,995 billion**.
- **Dividend payment:** Issuing shares as dividend payment at a ratio of **10%**, equivalent to a maximum issuance value of approximately **VND 1,197 billion**.

STRATEGY AND VISION:

Market orientation: PDR remains committed to focusing on products that meet real housing demand and offer high liquidity—key factors in ensuring stable cash flow and safeguarding shareholder interests.

Land bank development: Priority is given to expanding a clean land bank in **Ho Chi Minh City** and nearby areas such as **Dong Nai**, with the goal of securing prime locations in anticipation of a market recovery.

Readiness for growth: The 2026 AGM affirms that PDR has completed its restructuring phase and is entering a **new growth cycle**, supported by a healthy financial position, transparent project legal status, and the capability to execute both infrastructure and commercial projects in tandem.



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STOCK MARKET & PDR SHARES

STOCK MARKET & PDR SHARES

Updated as of April 9, 2026

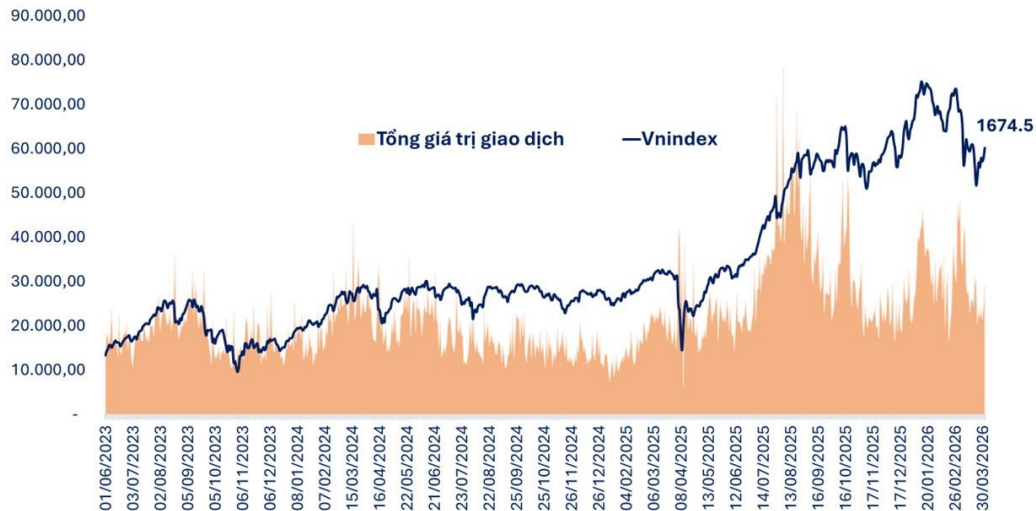
PDR: HOSE **16,700** VND

Beta	0.95	52-week highest (VND/share)	26,300
EPS	557	52-week lowest (VND/share)	14,200
P/E	29.56	52-week average volume (million shares)	14,963
BVPS	12,680	Outstanding shares (million shares)	997,81
P/B	1.3		

12,093 Average trading volume
March (million shares/day)

6.4%	16,663	60%
Foreign ownership	Market cap (Billion VND)	Free float

VN-Index decreased in March



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





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PROJECT INFORMATION



ACCELERATING CONSTRUCTION AT
LA PURA PROJECT:

REAFFIRMING PHAT DAT'S EXECUTION CAPABILITIES

As of April 2026, La Pura project is progressing at an accelerated pace, driven by close coordination between developer Phat Dat and contractor Central. Key work items at Zenia and Risa towers are currently being carried out on schedule, meeting stringent standards for quality and workplace safety.

ACCELERATING CONSTRUCTION AT LA PURA PROJECT:

REAFFIRMING PHAT DAT'S EXECUTION CAPABILITIES

As of now, construction of the towers is progressing well, with the following milestones:

- **Vista Towers 1 & 2:** Constructed up to the 21st and 22nd floors, respectively, out of a total of 40 floors.
- **Zenia Towers 1 & 2:** Maintaining accelerated pace, reaching the 32nd and 36th floors out of 40.
- **Lusso Saigon division:** The tower has progressed to the 4th floor. The retail podium and Risa Towers 1 & 2 are in preparation for construction, targeting to concurrently reach the 21st floor in the near term.

Maintaining an accelerated construction pace not only demonstrates PDR's effective project management capabilities but also serves as a commitment to on-time delivery for customers, contributing to the realization of its 2026 business plan.





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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/thong-bao-co-dong/>

CONTACT

 (+8428) 3898 6868

 IR_PDR@phatdat.com.vn