

**CÔNG TY CP ĐẦU TƯ HẢI
PHÁT/ HAI PHAT INVESTMENT
JOINT STOCK COMPANY**
No/Số: 221/CBTT-HPX

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
THE SOCIALIST REPUBLIC OF VIETNAM**
Độc lập - Tự do - Hạnh phúc
Independence - Freedom – Happiness

Hà Nội, ngày 24 tháng 04 năm 2026
Hanoi, April 24, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính gửi/To: - Ủy ban Chứng khoán Nhà nước/ The State Securities Commission;
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh/ The Ho Chi
Minh City Stock Exchange.

1. Tên tổ chức/ Name of company: **Công ty Cổ phần Đầu tư Hải Phát/Hai Phat
Investment Joint Stock Company.**

- Mã chứng khoán/ Stock symbol: **HPX**

- Địa chỉ/Address of head office: **Tầng 5, Tòa CT3, The Pride, Khu ĐTM An Hưng,
Phường Hà Đông, Thành phố Hà Nội, Việt Nam/Floor 5, Building CT3, The Pride,
An Hưng New Urban Area, Ha Dong Ward, Hanoi City.**

- Điện thoại/Telephone: **024-32.080.666**

Fax: 024-32.080.566

- Email: info@haiphat.com.vn

- Website: <http://www.haiphat.com.vn>

2. Nội dung thông tin công bố/Content of disclosed information:

- Báo cáo tài chính riêng quý 1 năm 2026, Báo cáo tài chính hợp nhất quý 1 năm 2026 và Công văn số 220/HP – TCKT ký ngày 24/04/2026 về việc giải trình chênh lệch lợi nhuận sau thuế Báo cáo tài chính quý 1 năm 2026 so với quý 1 năm 2025.

- The separate financial statements for the first quarter of 2026, the consolidated financial statements for the first quarter of 2026 and Official Letter No. 220/HP – TCKT dated April 24, 2026, regarding the explanation for the variance in profit after



tax in the financial statements for the first quarter of 2026 compared with the first quarter of 2025.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 24/04/2026 tại đường dẫn: <http://www.haiphat.com.vn> mục Quan hệ cổ đông/This information was disclosed on the Company's website on April 24, 2025 at the following link: <http://www.haiphat.com.vn>, under the Shareholder Relations section.

Chúng tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./We hereby commit that the disclosed information is accurate and take full legal responsibility for the content of the disclosed information./.

Tài liệu đính kèm/ Attached documents:

- Báo cáo tài chính riêng quý 1 năm 2026/ *Separate financial statements for Q1 2026;*
- Báo cáo tài chính hợp nhất quý 1 năm 2026/ *Consolidated financial statements for Q1 2026;*
- Công văn số 220/HP-TCKT ngày 24/04/2026/ *Official Letter No 220/HP - TCKT dated 24/04/2026.*

**NGƯỜI ĐƯỢC UQ
CÔNG BỐ THÔNG TIN/AUTHORIZED PERSON
FOR INFORMATION DISCLOSURE**



PHAN THỊ XUYẾN



HAI PHAT INVESTMENT JOINT STOCK COMPANY
5th Floor, CT3 Building, The Pride, An Hung New Urban Area, Ha Dong Ward, Hanoi
TAX CODE : 0500447004

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER I OF 2026

April, 2026



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CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31st March 2026

| ASSETS | Code | Note | 31/03/2026 VND | 01/01/2026 VND |
|---|------------|------|--------------------------|--------------------------|
| CURRENT ASSETS | | | 5,496,409,906,714 | 5,912,766,642,502 |
| A - (100 = 110+120+130+140+150+160) | 100 | | | |
| I. Cash and cash equivalents | 110 | 5.1 | 319,196,424,688 | 312,706,806,097 |
| 1. Cash | 111 | | 319,196,424,688 | 312,706,806,097 |
| II. Short-term financial investments | 120 | | 76,567,693,457 | 69,963,233,457 |
| 3. Investments held to maturity | 123 | 5.2 | 76,567,693,457 | 69,963,233,457 |
| III. Short-term receivables | 130 | | 2,600,480,984,204 | 3,097,485,196,098 |
| 1. Short-term receivables from customers | 131 | 5.3 | 79,426,025,391 | 70,637,939,222 |
| 2. Short-term repayments to suppliers | 132 | 5.4 | 1,411,244,955,006 | 1,382,169,276,577 |
| 5. Other short-term receivables | 135 | 5.5 | 1,212,711,719,308 | 1,748,172,660,300 |
| 6. Short-term allowances for doubtful debts | 136 | 5.6 | (102,901,715,501) | (103,494,680,001) |
| IV. Inventories | 140 | 5.7 | 2,445,966,450,086 | 2,404,481,525,778 |
| 1. Inventories | 141 | | 2,445,966,450,086 | 2,404,481,525,778 |
| V. Short-term biological assets | 150 | | - | - |
| VI. Other current assets | 160 | | 54,198,354,279 | 28,129,881,072 |
| 1. Short-term deferred expenses | 161 | 5.8 | 29,238,717,073 | 6,598,063,448 |
| 2. Deductible value added tax | 162 | | 24,957,866,499 | 21,530,046,917 |
| 3. Taxes and other receivables from | 163 | | 1,770,707 | 1,770,707 |
| NON-CURRENT ASSETS | | | 2,946,517,438,859 | 2,563,051,102,101 |
| B - (200 = 210+220+230+ 240+250+260+270) | 200 | | | |
| I. Long-term receivables | 210 | | 977,527,136,546 | 981,227,136,546 |
| 5. Other long-term receivables | 215 | 5.5 | 977,527,136,546 | 981,227,136,546 |
| II. Fixed assets | 220 | | 1,193,332,884 | 1,296,097,311 |
| 1. Tangible fixed assets | 221 | 5.9 | 1,193,332,884 | 1,296,097,311 |
| - Historical costs | 222 | | 15,912,540,059 | 15,912,540,059 |
| - Accumulated depreciation | 223 | | (14,719,207,175) | (14,616,442,748) |
| 3. Intangible fixed assets | 227 | 5.10 | - | - |
| - Historical costs | 228 | | 183,000,000 | 183,000,000 |
| - Accumulated amortization | 229 | | (183,000,000) | (183,000,000) |
| III. Long-term biological assets | 230 | | - | - |
| IV. Investment properties | 240 | 5.11 | 414,057,273,043 | 416,896,642,636 |
| 1. Historical costs | 241 | | 521,621,798,713 | 521,621,798,713 |
| 2. Accumulated amortization | 242 | | (107,564,525,670) | (104,725,156,077) |
| V. Long-term assets in progress | 250 | | - | - |
| VI. Long-term financial investment | 260 | 5.12 | 1,547,759,435,679 | 1,156,172,114,035 |
| 2. Investments in joint ventures and associates | 262 | | 1,399,112,158,058 | 999,171,618,058 |
| 3. Investments in equity of other entities | 263 | | 30,317,280,829 | 30,317,280,829 |
| 5. Held to maturity investments | 265 | | 118,329,996,792 | 126,683,215,148 |
| VII. Other long-term assets | 270 | | 5,980,260,707 | 7,459,111,573 |
| 1. Long-term deferred expenses | 271 | 5.8 | 5,286,310,691 | 6,765,161,557 |
| 2. Deferred income tax assets | 272 | | 693,950,016 | 693,950,016 |
| TOTAL ASSETS (270 = 100+200) | 280 | | 8,442,927,345,573 | 8,475,817,744,603 |

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31st March 2026

| RESOURCES | Code | Note | 31/03/2026 | 01/01/2026 |
|---|------------|------|--------------------------|--------------------------|
| | | | VND | VND |
| C- LIABILITIES (300 = 310+330) | 300 | | 4,881,370,090,827 | 4,922,376,411,348 |
| I. Short-term liabilities | 310 | | 3,342,221,219,551 | 3,371,260,031,192 |
| 1. Short-term trade payables | 311 | 5.13 | 154,075,038,728 | 232,265,098,608 |
| 2. Short-term prepayments from customers | 312 | 5.14 | 807,168,074,713 | 742,682,932,084 |
| 4. Short-term taxes and other payables to Government budget | 314 | 5.15 | 99,121,318,252 | 113,593,368,901 |
| 5. Payables to employees | 315 | | 3,550,553,627 | 6,479,669,991 |
| 6. Short-term accrued expenses | 316 | 5.16 | 83,198,691,813 | 84,622,817,800 |
| 10. Other short-term payments | 320 | 5.17 | 962,987,566,522 | 1,070,048,497,882 |
| 11. Short-term borrowings and finance lease liabilities | 321 | 5.18 | 1,177,522,015,188 | 1,066,277,185,218 |
| 13. Bonus and welfare fund | 323 | | 54,597,960,708 | 55,290,460,708 |
| II. Long-term liabilities | 330 | | 1,539,148,871,276 | 1,551,116,380,156 |
| 8. Other Long-term payables | 338 | 5.17 | 830,476,644,000 | 880,249,700,000 |
| 9. Long-term borrowings and finance lease liabilities | 339 | 5.18 | 708,672,227,276 | 670,866,680,156 |
| D- OWNERS' EQUITY (400 = 410) (400 = 410) | 400 | | 3,561,557,254,746 | 3,553,441,333,255 |
| 1. Contributed capital | 411 | 5.19 | 3,041,685,810,000 | 3,041,685,810,000 |
| - Ordinary shares with voting rights | 411a | | 3,041,685,810,000 | 3,041,685,810,000 |
| 2. Capital surplus | 412 | | 60,986,800,000 | 60,986,800,000 |
| 10. Undistributed profit after tax | 420 | | 458,884,644,746 | 450,768,723,255 |
| - Undistributed profit after tax brought forward | 420a | | 450,768,723,255 | 332,721,228,767 |
| - Undistributed profit after tax for the current year | 420b | | 8,115,921,491 | 118,047,494,488 |
| TOTAL RESOURCES (440 = 300+400) | 440 | | 8,442,927,345,573 | 8,475,817,744,603 |

Preparer

Dinh Thi Huyen

Chief Accountant

Nguyen Thi Phuong Nga

Hanoi, 24th April, 2026

General Director



Nguyen Van Phuong

CONSOLIDATED INCOME STATEMENT
Quarter I of 2026

| ITEMS | Code | Note | Quarter I of 2026 | Quarter I of 2025 |
|--|------|------|-------------------|-------------------|
| | | | VND | VND |
| 1. Revenues from sales and services rendered | 01 | 5.20 | 120,448,349,224 | 98,713,706,897 |
| 2. Revenue deductions | 02 | | - | - |
| 3. Net revenues from sales and services rendered (10 = 01-02) | 10 | | 120,448,349,224 | 98,713,706,897 |
| 4. Costs of goods sold | 11 | 5.21 | 92,231,205,471 | 52,685,783,356 |
| 5. Gross revenues from sales and services rendered (20 = 10-11) | 20 | | 28,217,143,753 | 46,027,923,541 |
| 6. Gain/loss on disposal of investment property | 21 | | | |
| 7. Financial income | 22 | 5.22 | 5,863,052,252 | 9,857,152,427 |
| 8. Financial expenses | 23 | 5.23 | 6,742,114,762 | 24,675,745,912 |
| <i>In which: Interest expenses</i> | 24 | | 6,305,638,383 | 24,367,948,374 |
| 9. Selling expenses | 25 | | 2,553,632,649 | 448,324,417 |
| 10. General administration expenses | 26 | | 10,414,640,643 | 10,172,126,647 |
| 11. Share in profits of associates | 27 | | - | - |
| 12. Net profits from operating activities {30 = 20+21+(22-23)-(25+26)+27} | 30 | | 14,369,807,951 | 20,588,878,992 |
| 13. Other income | 31 | 5.24 | 179 | 367,009,112 |
| 14. Other expenses | 32 | 5.24 | 1,877,653,853 | 456,912,995 |
| 15. Other profits (40 = 31-32) | 40 | | (1,877,653,674) | (89,903,883) |
| 16. Total net profit before tax (50 = 30+40) | 50 | | 12,492,154,277 | 20,498,975,109 |
| 17. Current corporate income tax expenses | 51 | 5.25 | 3,596,232,786 | 5,506,026,731 |
| 18. Deferred corporate income tax expenses | 52 | | - | - |
| 19. Profits after enterprise income tax (60 = 50-51-52) | 60 | | 8,895,921,491 | 14,992,948,378 |
| 20. Net profit after tax of the parent company | 61 | | 8,895,921,491 | 14,462,552,677 |
| 21. Net profit after tax attributable to non-controlling shareholders | 62 | | - | 530,395,701 |
| 22. Basic earnings per share | 70 | 5.26 | 27 | 46 |
| 23. Diluted earnings per share | 71 | | - | - |

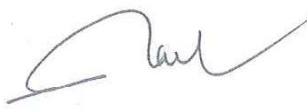
Hanoi, 24th April, 2026

Preparer



Dinh Thi Huyen

Chief Accountant



Nguyen Thi Phuong Nga

General Director



Nguyen Van Phuong

CONSOLIDATED CASH FLOWS STATEMENT

(Indirect method)
Quarter I of 2026

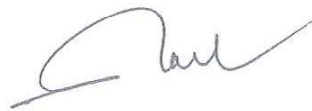
| ITEMS | Code | Note | Quarter I, 2026 | Quarter I, 2025 |
|--|------|------|-------------------|-------------------|
| | | | VND | VND |
| I. Net cash flows from operating activities | | | | |
| 1. Profit before tax | 01 | | 12,492,154,277 | 20,498,975,109 |
| 2. Adjustments for | | | - | - |
| - Depreciation of fixed assets and investment properties | 02 | | 2,942,134,020 | 4,636,330,476 |
| - Gains (losses) on investing activities, finances | 05 | | (5,863,052,252) | (9,857,152,427) |
| - Borrowing costs | 06 | | 6,305,638,383 | 24,675,745,912 |
| 3. Operating profit before changes in working capital | 08 | | 15,876,874,428 | 39,953,899,070 |
| - Increase (decrease) in receivables | 09 | | 670,748,594,328 | (7,952,472,575) |
| - Increase (decrease) in inventories | 10 | | (41,484,924,308) | (57,610,950,016) |
| - Increase (decrease) in payables | 11 | | (359,196,220,767) | 289,776,185,219 |
| - Increase (decrease) in deferred expenses | 12 | | (21,161,802,759) | 252,182,799 |
| - Borrowing costs paid | 14 | | (2,540,271,522) | (21,643,185,124) |
| - Enterprise income tax paid | 15 | | (8,810,724,483) | |
| - Other payments on operating activities | 17 | | (692,500,000) | (759,500,000) |
| Net cash flows from operating activities | 20 | | 252,739,024,917 | 242,016,159,373 |
| II. Cash flows from investing activities | | | | |
| 3. Expenditures on loans and purchase of debt instruments from other entities | 23 | | (34,036,410,000) | (41,033,623,302) |
| 4. Proceeds from lending or repurchase of debt instruments from other entities | 24 | | 35,785,168,356 | 16,269,300,000 |
| 5. Expenditures on equity investments in other entities | 25 | | (399,940,540,000) | - |
| 7. Proceeds from interests, dividends and distributed profits | 27 | | 2,891,998,228 | 730,613,682 |
| Net cash flows from investing activities | 30 | | (395,299,783,416) | (24,033,709,620) |
| III. Cash flows from financial activities | | | | |
| 3. Proceeds from borrowings | 33 | | 245,873,216,406 | 124,203,221,534 |
| 4. Repayment of principal | 34 | | (96,822,839,316) | (286,934,752,131) |
| Net cash flows from financial activities | 40 | | 149,050,377,090 | (162,731,530,597) |
| Net cash flows during the period (50 = 20+30+40) | 50 | | 6,489,618,591 | 55,250,919,156 |
| Cash and cash equivalents at the beginning of the period | 60 | | 312,706,806,097 | 1,971,403,413 |
| Cash and cash equivalents at the end of the period (70 = 50+60+61) | 70 | | 319,196,424,688 | 57,222,322,569 |

Preparer



Dinh Thi Huyen

Chief Accountant



Nguyen Thi Phuong Nga

Hanoi, 24th April, 2026
General Director



Nguyen Van Phuong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. COMPANY INFORMATION

1.1 Structure of ownership

Hai Phat Investment Joint Stock Company (“Company”), formerly known as Hai Phat Construction - Tourism Joint Stock Company, is a Joint Stock Company established under Vietnam's Enterprise Law under the Certificate of received Business Registration No. 0500447004 issued by the Department of Planning and Investment of Ha Tay province on December 15, 2003, According to the 5th amended Business Registration Certificate issued on December 4, 2008, the Company was changed The name became Hai Phat Investment Joint Stock Company. The company then also received 18th amendment of Business Registration Certificates issued by the Hanoi Department of Planning and Investment on January 7, 2025.

Charter capital according to the Certificate of Business Registration No. 0500447004, changed for the 18th (eighteenth) time on January 7, 2025 of the Company is VND 3,041,685,810,000 (*In words: Three thousand forty-one billion, six hundred eighty-five million, eight hundred ten thousand VND*).

The Company's shares have been officially traded at the Ho Chi Minh City Stock Exchange ("HOSE") with the stock code HPX since July 24, 2018 according to Decision No. 234/QĐ-SGDHCM signed by the Director of Ho Chi Minh City Stock Exchange on July 2, 2018.

The Company's registered office is at: 5th Floor, CT3 Building, The Pride, An Hung New Urban Area, Ha Dong Ward, Hanoi City.

The number of employees as of 31/03/2026 is: 127 peoples

1.2 Operating industries and principal activities

The Company's main activities are real estate trading, construction of all kinds of houses, construction of civil engineering works, management and exploitation of assets after investment and other business activities according to the Business Registration Certificate.

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

As of March 31, 2026, the Company had 08 subsidiaries. Details of the subsidiaries and the Company's ownership interest in these subsidiaries are as follows:

| No. | Name | Owner ship ratio (%) | Voting Ratio (%) | Address | Major business lines |
|-----|--|-------------------------------|------------------------|--|---|
| 1 | Hai Phat - Binh Thuan One Member Company Limited ("Hai Phat Company – Binh Thuan") | 100 | 100 | Phu Hai Residential Area, Vo Nguyen Giap Street, Phu Hai Ward, Phan Thiet City, Binh Thuan Province | Business and development of real estate projects |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

| | | | | | |
|---|---|-----|-----|--|--|
| 2 | Ruby Land Investment And Development One Member Company Limited ("Ruby Company") | 100 | 100 | 5 th floor, CT3 building, An Hung New Urban Area, Ha Dong Ward, Hanoi City, Vietnam | Business and development of real estate projects |
| 3 | Heritage Vietnam Company Limited. ("Heritage Viet Nam Company") | 100 | 100 | No. 9 Ly Thuong Kiet, Phu Nhuan Ward, Hue City, Thua Thien Hue Province, Vietnam | Real estate business |
| 4 | Sapphire Invest One Member Company Limited. ("Sapphire Company") | 100 | 100 | 5th Floor, Building B2, Roman Plaza, To Huu Street, Ha Dong Ward, Hanoi City, Vietnam | Investment consulting activities |
| 5 | Topaz Pm Viet Nam Investment And Development One Member Company Limited ("TOPAZ PM Comapny") | 100 | 100 | 5th floor, CT3 building, An Hung New Urban Area, Ha Dong Ward, Hanoi City, Vietnam | Architectural consulting activities, Project management consulting |
| 6 | Diamond IC One Member Company Limited ("DIAMOND IC Company") | 100 | 100 | 5th floor, CT3 building, An Hung New Urban Area, Ha Dong Ward, Hanoi City, Vietnam | Investment consulting activities |
| 7 | Peninsula Mai Pha Company Limited ("Peninsula Company") | 70 | 70 | No. 310 Hung Vuong Street, Ro Phai Village, Dong Kinh Ward, Lang Son Province, Vietnam | Real estate business |
| 8 | Opal International Planning and Investment Consultation Joint Stock Company. ("OPAL Company") | 65 | 65 | 5th floor, CT3 building, An Hung New Urban Area, Ha Dong Ward, Hanoi City, Vietnam | Architectural activities and technical consulting |

As of March 31, 2026, the Company also owns a number of investments in subsidiaries, joint ventures and associates as presented in Note No. 5.12

1.5 Statement of information comparability on the separate financial statements

The Company applies the Vietnamese Enterprise Accounting System issued with Circular No. 99/2025/TT-BTC dated October 27, 2025.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

The Company's fiscal year applicable for the preparation of its financial statements starts on 1st January and ends on 31st December of solar year.

2.2 Accounting currency

The accompanying consolidated financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Company applies the Vietnamese Enterprise Accounting System issued with Circular No. 99/2025/TT-BTC dated October 27, 2025.

3.2 Statements for the compliance with Accounting Standards and System

The Executive Board ensures to follow all the requirements of the Vietnamese Accounting Standards and Vietnamese Enterprise Accounting System, which were issued to guide the preparation and presentation of the consolidated financial for the accounting period ended March 31, 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation of the consolidated financial statements

The Company's consolidated financial statements are prepared in accordance with Circular No. 202/2014/TT-BTC dated December 22, 2014 and Circular No. 43/2026/TT-BTC dated April 20, 2026 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance on Guidance on methods of preparing and presenting consolidated financial statements, specifically:

The consolidated financial statements include the Company's Consolidated Financial statements and the Consolidated Financial statements of companies controlled by the Company (subsidiaries) prepared until March 31, 2026 . This control is achieved when the Company has the power to govern the financial and operating policies of investee companies so as to obtain benefits from their activities.

The results of subsidiaries acquired or sold during the period are included in the consolidated income statement from the date of acquisition or until the date of sale of the investment in that subsidiary.

Where necessary, the financial statements of subsidiaries are adjusted so that the accounting policies applied at the Company and its subsidiaries are the same.

All transactions and balances between companies within the same Company are eliminated when consolidating the Consolidated Financial statements.

The interest of non-controlling shareholders in the net assets of the consolidated subsidiary is determined as a consolidated item from the equity portion of the parent company's shareholders. Non-controlling interests include the amount of non-controlling interests at the date of the initial business combination and the non-controlling interest's share in changes in total equity as of the date of the business combination. from the date of the business combination. Loss incurred in a subsidiary must be allocated to the non-controlling shareholder's share, even if such loss is greater than the non-controlling shareholder's share of the subsidiary's net assets.

The consolidated financial statements for the fiscal period March 31st, 2026 are consolidated on the basis of the Consolidated Financial statements for the fiscal period March 31st, 2026 of the parent company - Hai Phat Investment Joint Stock Company and subsidiaries.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of preparation of the consolidated financial statements (Continued)

The accompanying consolidated financial statements are not intended to reflect the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Accounting estimates

The preparation of the Consolidated Financial statements is in accordance with Vietnamese Accounting Standards, the current Vietnamese Accounting System for Enterprises and relevant legal regulations relating to the preparation and presentation of the Consolidated Financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments

Held to maturity investments

Held to maturity investments are those that the Company has intention and ability to hold until maturity. Held to maturity investments includes: term bank deposits, bonds, commercial paper, loans and other debt securities that are not classified as cash equivalents.

Investment in associated companies

Investments in associates and joint ventures: Investments in associates and joint ventures in which the Company has significant influence are presented using the equity method. Accordingly, the investment in the Associate Company is shown in the consolidated financial statement according to the initial investment cost and adjusted for changes in the above benefits. Net assets of the Associate after the date of investment. If the Company's interest in the loss of an Associate is greater than or equal to the book value of the investment, the investment value presented in the Consolidated Financial statements is zero.

Other investment:

Other investments are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

Allowance for loss of investments

Provision for losses of other investments: the establishment of provisions for losses is based on the fair value of the investment at the time of setting up, in case the fair value cannot be determined, the establishment of basic provisions based on the loss of the enterprise receiving investment capital.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables (Continued)

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Company uses the perpetual inventory method and the inventory cost is calculated via weighted average method.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

| | <u>Year</u> |
|-------------------------|-------------|
| Buildings, structures | 03 - 50 |
| Machinery and equipment | 03 - 15 |
| Motor vehicles | 06 |
| Office equipment | 03 - 05 |

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

Intangible fixed assets represent computer software and are stated at cost less accumulated amortization.

Historical costs of intangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use.

Computer software is amortized on a straight-line basis over its estimated useful life of 03 years.

Investment properties

Investment properties include land use rights and buildings, structures held by the Company for the purpose of earning rentals or awaiting higher price, which is stated at cost less accumulated depreciation.

Investment property for lease is amortized on a straight-line basis over its estimated useful life as follows:

| | <u>Years</u> |
|--------------------------|--------------|
| Buildings and structures | 48 - 50 |
| Land use rights | 48 - 50 |
| Machinery and equipment | 15 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investment properties (Continued)

Liquidation: Gains and losses from disposal of investment property are measured by the difference between net proceeds from disposal and the remaining amount of the investment property and are recognized as income or expense in the Consolidated Income Statement.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes service costs and related interest costs.

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods and the allocation of these expenses to operating expenses of subsequent accounting periods. The Company's prepaid expenses includes:

Tool and supplie

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 03 years.

Real estate brokerage fee

Real estate brokerage costs are allocated according to the proportion of recorded revenue.

Major repair costs and other costs awaiting allocation

One-time repair costs that are of great value and other pending costs are allocated to expenses using the straight-line method over 6-36 months.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: includes trade payables arising from purchases of goods, services, and assets between the Company and sellers.
- Other payables include non-commercial payables, not related to transactions of purchasing or providing goods and services.

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The company tracks loans in detail for each debtor and classifies short-term and long-term loans according to repayment period.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a consolidated loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

The Company records payable expenses according to the following main cost contents:

- Accrued interest expenses: accrued according to the loan contract
- Other costs: deducted in advance according to the estimate documents based on the volume of completed work.

Unrealized revenue

Unearned revenue includes amounts paid by customers in advance for one or more accounting periods for asset leasing. Periodically calculate, determine and transfer unearned revenue to revenue in the period in accordance with the asset lease period.

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

Capital surpluses are recorded as the difference between the actual issuance price and the par value of shares when issuing shares for the first time, issuing additional shares, or repurchasing treasury shares.

Dividends to shareholders are recorded as payables in the Company's Balance Sheet after the decision of the General Meeting of Shareholders and according to the Dividend Notice of the Board of Management of the Company.

Undistributed after-tax profit is the amount of profit from the enterprise's activities after deducting adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.

Revenue and other income

The Company's revenue includes real estate sales and rental revenue and service provision revenue.

Revenue from real estate sales

The Company's revenue from sale of real estate is recognized when it satisfies all following conditions:

- The real estate is totally completed and handed over to the buyer. The Company has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The Company does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred in respect of the transaction can be measured reliably.

Operating lease revenue

Revenue from operating leases is recognized on a straight-line basis over the lease term. Rentals received in advance for multiple periods are allocated to revenue in accordance with the lease term.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income (Continued)

Revenue from the sale of subdivided land

Revenue from sale of subdivision real estate for sale under an irrevocable contract is recognized when it satisfies all of the following conditions:

- The Company has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The amount of revenue can be measured reliably.
- The costs incurred in respect of the transaction can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Identify the completed work as at the balance sheet date;
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from interest income, dividends and profits received and other income

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

Includes cost of products and services recorded in accordance with revenue during the year.

Financial expenses

Losses related to financial investment activities:

- Borrowing costs: Recorded monthly based on loan amount, loan interest rate and actual number of loan days
- Allocated bond interest expense: Allocated over payment period.

Corporate income tax expense

Corporate income tax expense: It is the total current corporate income tax expense and deferred corporate income tax expense when determining the profit or loss for a period.

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.
- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE CONSOLIDATED BALANCE SHEET, CONSOLIDATED INCOME STATEMENT

5.1 Cash and cash equivalents

| | 31/03/2026 | 01/01/2026 |
|---------------|------------------------|------------------------|
| | VND | VND |
| Cash | 3,031,001,418 | 1,896,507,561 |
| Bank deposits | 316,165,423,270 | 310,810,298,536 |
| Total | 319,196,424,688 | 312,706,806,097 |

5.2 Held to maturity investments

| | 3/31/2026 | | 01/01/2026 | |
|----------------------------------|------------------------|------------------------|------------------------|------------------------|
| | Original cost | Book value | Original cost | Book value |
| Short-term | 76,567,693,457 | 76,567,693,457 | 69,963,233,457 | 69,963,233,457 |
| Term deposits (i) | 26,964,346,457 | 26,964,346,457 | 26,964,346,457 | 26,964,346,457 |
| Short-term loan receivables (ii) | 49,603,347,000 | 49,603,347,000 | 42,998,887,000 | 42,998,887,000 |
| Long-term | 118,329,996,792 | 118,329,996,792 | 126,683,215,148 | 126,683,215,148 |
| Long-term loan receivables (iii) | 118,329,996,792 | 118,329,996,792 | 126,683,215,148 | 126,683,215,148 |
| Total | 194,897,690,249 | 194,897,690,249 | 196,646,448,605 | 196,646,448,605 |

(i) The balance as of March 31, 2026 is a term deposit at banks, with interest rates ranging from 4.2%/year to 6.4%/year (as of December 31, 2025: 4.2%/year to 6.7%/year).

(ii) Balance as of March 31, 2026 includes:

- Loan agreement No. 14/2024/HĐVV/HPX-XKS dated May 20, 2024, between the Company and Ky Son Green Investment and Development Joint Stock Company. Loan amount: VND 50 billion. Purpose: To meet capital needs. Term: Until October 31, 2026. Interest rate: 13%/năm.
- Loan agreement No. 2904/2025/HĐVV/HPX-IWG dated April 29, 2025, signed with IWG Hotel and Resort Joint Stock Company. Loan amount: VND 4,345,000,000. Purpose: To meet capital needs. Term: 11 months. Interest rate: 13%/year.
- Loan agreement No. 2602/2026/HĐVV/HPX-ECL dated February 26, 2026, between the Company and Elipse Vietnam Joint Stock Company. Loan amount: VND 20 billion. Purpose: To meet capital needs. Term: Until February 26, 2027.
- Loan contracts for businesses have a term of one year from the date of disbursement with an interest rate of 13% per year, to meet their capital needs, no collateral required.

(iii) Balance as of March 31, 2026 includes:

- Loan Agreement No. 04/2024/HĐVV/HPX-TN dated January 20, 2024, between the Company and Thanh Nhan Construction and Trading Investment Joint Stock Company. Loan amount: VND 60 billion. Purpose: To meet capital needs. Term: Until December 31, 2025, automatically extended for another 12 months.
- Loan Agreement No. 3101/2024/HĐVV/HPX-ECL dated January 31, 2024, between the Company and Esclipse Vietnam Joint Stock Company. Loan amount: VND 25 billion. Purpose: To meet capital needs. Term: Until December 31, 2025, automatically extended for another 12 months, no collateral required.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Loan Agreement No. 2301/2024/HĐVV/HPX-HPHOME dated February 5, 2026, between the Company and Hai Phat Real Estate Business Joint Stock Company. Loan amount: VND 15,813,600,000. Purpose: To meet capital needs. Term: Until February 5, 2028. Interest rate: 13%/year.
- Loan Agreement No. 0502/2026/HĐVV/HPX-HPH dated January 23, 2024, between the Company and Hai Phat Real Estate Business Joint Stock Company. Loan amount: VND 50 billion. Purpose: To meet capital needs. Term: Until December 31, 2025.
- Loan contracts for businesses have a term until December 31, 2025, automatically extended for another 12 months at an interest rate of 13% per year, to meet their capital needs, no collateral required.

5.3 Short-term receivables from customers

| | 31/03/2026 | 01/01/2026 |
|--|-----------------------|-----------------------|
| | VND | VND |
| Short-term | | |
| Receivables from share transfer | 30,000,000,000 | 30,000,000,000 |
| Receivables from real estate transfer | 23,862,714,919 | 15,785,270,465 |
| Receivables from leasing and other activities | 25,563,310,472 | 24,852,668,757 |
| Total | 79,426,025,391 | 70,637,939,222 |
| <i>In which: Short-term receivables from related parties (Details in Note 6.1)</i> | <i>1,230,213,600</i> | <i>1,604,169,000</i> |

5.4 Short-term repayments to suppliers

| | 31/03/2026 | 01/01/2026 |
|--|--------------------------|--------------------------|
| | VND | VND |
| Thang Long HP Construction Joint Stock Company | 574,316,778,749 | 573,316,778,749 |
| ECLIPSE Vietnam Joint Stock Company | 525,532,173,154 | 525,532,173,154 |
| Thanh Nhan Investment Construction and Trading Joint Stock Company | 150,000,000,000 | 150,000,000,000 |
| Vietnam Construction and Import-Export Joint Stock Corporation | 49,599,459,981 | 49,599,459,981 |
| Others | 111,796,543,122 | 83,720,864,693 |
| Total | 1,411,244,955,006 | 1,382,169,276,577 |
| <i>In which: Repayments to related parties (Details in Note 6.1)</i> | <i>45,000,000,000</i> | <i>45,000,000,000</i> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.5 Other receivables

| | 31/03/2026 VND | 01/01/2026 VND |
|---|--------------------------|--------------------------|
| Short-term | | |
| Deposit according to the transfer contract (i) | 28,171,274,000 | 28,171,274,000 |
| Receivables as per memorandum of agreement/authorization, investment cooperation (ii) | 212,256,241,875 | 212,256,241,875 |
| Receivables according to the investment cooperation termination agreement (iii) | 168,900,000,000 | 524,000,000,000 |
| Advances | 319,365,174,279 | 369,371,735,322 |
| Short-term deposits and collateral | 435,323,600,000 | 435,323,600,000 |
| Estimated interest earned | 30,315,124,920 | 29,128,148,399 |
| Others | 18,380,304,234 | 149,921,660,704 |
| Total | 1,212,711,719,308 | 1,748,172,660,300 |
| <i>In which: short-term receivables from related parties (Details in Note 6.1)</i> | 3,124,901,853 | 3,124,901,853 |
| Long-term | | |
| Receivable under investment cooperation contracts (iv) | 682,528,000,000 | 686,228,000,000 |
| Receivables under brokerage and product purchase commitment contracts (v) | 294,985,136,546 | 294,985,136,546 |
| Others | 14,000,000 | 14,000,000 |
| Total | 977,527,136,546 | 981,227,136,546 |
| <i>In which: long-term receivables from related parties (Details in Note 6.1)</i> | 194,280,000,000 | 197,980,000,000 |

- (i) Capital contribution of VND 28.1 billion under a cooperation contract between the Company and a partner;
- (ii) Capital contribution of VND 212 billion under a cooperation contract between the Company and a partner;
- (iii) Capital contribution of VND 168.9 billion under a cooperation contract between the Company and a partner;
- (iv) The balance as of March 31, 2026 includes:
- Capital contribution of VND 104 billion under a cooperation contract between the Company and a partner
 - Capital contribution of VND 100 billion under a cooperation contract between the Company and a partner
 - Capital contribution of VND 81 billion under a cooperation contract between the Company and a partner
 - Capital contribution of VND 194.28 billion under a cooperation contract between the Company and a partner
 - Capital contribution of VND 112.5 billion under a cooperation contract between the Company and a partner
 - Capital contribution of VND 70 billion under a cooperation contract between the Company and a partner
 - Capital contribution of VND 20 billion under a cooperation contract between the Company and a partner
- (v) The company is required to collect VND 294.9 billion in brokerage fees and product off-take agreements between the company and a partner.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.6 Short-term allowances for doubtful debts

| | 31/03/2026 | 01/01/2026 |
|---|------------------------|------------------------|
| | VND | VND |
| Overdue receivables not yet collected | | |
| Private Construction Enterprise No. 1 | 30,000,000,000 | 30,000,000,000 |
| Hoang Quan Consulting - Trading - Service Real Estate Corporation | 65,000,000,000 | 65,000,000,000 |
| Others | 7,901,715,501 | 8,494,680,001 |
| Total | 102,901,715,501 | 103,494,680,001 |

5.7 Inventories

| | 31/03/2026 | | 01/01/2026 | |
|------------------|--------------------------|-----------|--------------------------|-----------|
| | Original cost | Provision | Original cost | Provision |
| Work in progress | 2,352,789,652,394 | | 2,291,585,314,102 | |
| Goods | 93,176,797,692 | | 112,896,211,676 | |
| Total | 2,445,966,450,086 | | 2,404,481,525,778 | - |

5.8 Prepaid expenses

| | 31/03/2026 | | 01/01/2026 | |
|-------------------------------------|-----------------------|--|-----------------------|--|
| | VND | | VND | |
| Short-term | 29,238,717,073 | | 6,598,063,448 | |
| Real estate brokerage fee | 26,794,852,841 | | 6,146,521,490 | |
| Tools and equipment expense, Others | 2,443,864,232 | | 451,541,958 | |
| Long-term | 5,286,310,691 | | 6,765,161,557 | |
| Tools and equipment expense | 587,276,502 | | 880,814,415 | |
| Others | 4,699,034,189 | | 5,884,347,142 | |
| Total | 34,525,027,764 | | 13,363,225,005 | |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.9 Tangible fixed assets

Unit: VND

| | Machinery, equipment | Transportation means | Office equipment | Total |
|---------------------------------|-------------------------|-------------------------|----------------------|-----------------------|
| HISTORY COST | | | | |
| As at 01/01/2026 | 389,372,727 | 13,047,020,000 | 2,476,147,332 | 15,912,540,059 |
| Increase | - | - | - | - |
| Decrease | - | - | - | - |
| As at 31/03/2026 | <u>389,372,727</u> | <u>13,047,020,000</u> | <u>2,476,147,332</u> | <u>15,912,540,059</u> |
| ACCUMULATED DEPRECIATION | | | | |
| As at 01/01/2026 | 307,437,681 | 11,978,001,068 | 2,331,003,999 | 14,616,442,748 |
| Increase | 5,222,727 | 85,072,500 | 12,469,200 | 102,764,427 |
| Depreciation | 5,222,727 | 85,072,500 | 12,469,200 | 102,764,427 |
| Decrease | - | - | - | - |
| As at 31/03/2026 | <u>312,660,408</u> | <u>12,063,073,568</u> | <u>2,343,473,199</u> | <u>14,719,207,175</u> |
| NET BOOK VALUE | | | | |
| As at 01/01/2026 | <u>81,935,046</u> | <u>1,069,018,932</u> | <u>145,143,333</u> | <u>1,296,097,311</u> |
| As at 31/03/2026 | <u>76,712,319</u> | <u>983,946,432</u> | <u>132,674,133</u> | <u>1,193,332,884</u> |

5.10 Intangible fixed assets

Unit: VND

| | Computer software | Total |
|---------------------------------|-----------------------|-----------------------|
| HISTORY COST | | |
| As at 01/01/2026 | 183,000,000.00 | 183,000,000.00 |
| Decrease | - | - |
| As at 31/03/2026 | <u>183,000,000.00</u> | <u>183,000,000.00</u> |
| ACCUMULATED AMORTIZATION | | |
| As at 01/01/2026 | 183,000,000.00 | 183,000,000.00 |
| Increase | - | - |
| Amortization | - | - |
| Decrease | - | - |
| As at 31/03/2026 | <u>183,000,000.00</u> | <u>183,000,000.00</u> |
| NET BOOK VALUE | | |
| As at 01/01/2026 | - | - |
| As at 31/03/2026 | <u>-</u> | <u>-</u> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.11 Investment property

| | Buildings and Structures | Machinery, equipment | Land use rights | Total |
|---------------------------------|-----------------------------|-------------------------|-----------------------|------------------------|
| HISTORY COST | | | | |
| As at 01/01/2026 | 444,717,126,013 | 36,357,216,267 | 40,547,456,433 | 521,621,798,713 |
| Increase | - | - | - | - |
| Decrease | - | - | - | - |
| As at 31/03/2026 | <u>444,717,126,013</u> | <u>36,357,216,267</u> | <u>40,547,456,433</u> | <u>521,621,798,713</u> |
| ACCUMULATED DEPRECIATION | | | | |
| As at 01/01/2026 | 79,219,476,926 | 20,738,294,233 | 4,767,384,918 | 104,725,156,077 |
| Increase | 2,114,807,226 | 518,487,483 | 206,074,884 | 2,839,369,593 |
| Depreciation | 2,114,807,226 | 518,487,483 | 206,074,884 | 2,839,369,593 |
| Decrease | - | - | - | - |
| As at 31/03/2026 | <u>81,334,284,152</u> | <u>21,256,781,716</u> | <u>4,973,459,802</u> | <u>107,564,525,670</u> |
| NET BOOK VALUE | | | | |
| As at 01/01/2026 | <u>365,497,649,087</u> | <u>15,618,922,034</u> | <u>35,780,071,515</u> | <u>416,896,642,636</u> |
| As at 31/03/2026 | <u>363,382,841,861</u> | <u>15,100,434,551</u> | <u>35,573,996,631</u> | <u>414,057,273,043</u> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.12 Financial investments

Unit: VND

| No. | Name | 31/03/2026 | | | | 01/01/2026 | | | |
|-----|---|--------------|---------------|--------------------------|--|--------------|---------------|------------------------|--|
| | | Equity owned | Voting rights | Original cost | Investment value using the equity method | Equity owned | Voting rights | Original cost | Investment value using the equity method |
| I | Investments in Associates | | | 1,380,587,326,097 | 1,399,112,158,058 | | | 980,646,786,097 | 999,171,618,058 |
| 1 | BT Ha Dong Company Limited | 50.00% | 50.00% | 55,946,786,097 | 55,946,786,097 | 50% | 50% | 55,946,786,097 | 55,946,786,097 |
| 2 | Greenland Holdings Investment Joint Stock Company | 20.00% | 20.00% | 27,200,000,000 | 27,200,000,000 | 20.00% | 20.00% | 27,200,000,000 | 27,200,000,000 |
| 3 | Hai Phat Retail Joint Stock Company (i) | 43.98% | 43.98% | 1,297,440,540,000 | 1,315,965,371,961 | 48.51% | 48.51% | 897,500,000,000 | 916,024,831,961 |
| | Total | | | 1,380,587,326,097 | 1,399,112,158,058 | | | 980,646,786,097 | 999,171,618,058 |

| No. | Name | 31/03/2026 | | | | | 01/01/2026 | | | | |
|-----|-----------------------------------|--------------|---------------|-----------------------|------------|-----------|--------------|---------------|-----------------------|------------|-----------|
| | | Equity owned | Voting rights | Original cost | Fair value | Provision | Equity owned | Voting rights | Original cost | Fair value | Provision |
| I | Investments in other entities | | | 30,317,280,829 | | - | | | 30,317,280,829 | | - |
| 1 | HP Hospitality Nha Trang Co., Ltd | 4.50% | 4.50% | 30,317,280,829 | | - | 4.50% | 4.50% | 30,317,280,829 | | - |
| | Total | | | 30,317,280,829 | (*) | - | | | 30,317,280,829 | (*) | - |

(i) According to Resolution No. 01A/NQ-ĐHĐCĐ dated January 5, 2026 of the Extraordinary General Meeting of Shareholders of Hai Phat Retail Joint Stock Company, the plan to offer shares to existing shareholders to increase charter capital from VND 1,850,000,000,000 to VND 2,950,000,000,000 was approved. According to the minutes of the Board of Directors meeting No. 03/BB-HĐQT dated January 12, 2026 of Hai Phat Retail Joint Stock Company, after the completion of the share offering, Ruby Real Estate Investment and Development Co., Ltd. (a subsidiary wholly owned by Hai Phat Investment Joint Stock

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Company) owns 93,750,000 shares, representing 31.78% of the charter capital of Hai Phat Retail Joint Stock Company. Sapphire Investment Co., Ltd. (a wholly owned subsidiary of Hai Phat Investment Joint Stock Company) owns 35,994,054 shares, representing 12.2% of the charter capital of Hai Phat Retail Joint Stock Company. Therefore, as of March 31, 2026, Hai Phat Investment Joint Stock Company indirectly holds 43.98% of the charter capital of Hai Phat Retail Joint Stock Company through its subsidiaries: Ruby Real Estate Investment and Development Co., Ltd. and Sapphire Investment Co., Ltd.

(*) The company has not been able to determine the fair value of these investments because the shares of these companies were not listed on the stock market at the end of the accounting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.13 Trade Payables

| | 31/03/2026 | | 01/01/2026 | |
|---|------------------------|------------------------|------------------------|------------------------|
| | Book value | Repayable amount | Book value | Repayable amount |
| | <i>Unit: VND</i> | | | |
| Short-term | 154,075,038,728 | 154,075,038,728 | 232,265,098,608 | 232,265,098,608 |
| Song Hong Construction Joint Stock Company No. 1 | 19,676,186,134 | 19,676,186,134 | 19,793,115,910 | 19,793,115,910 |
| Tan Hai Duong Investment Construction Company Limited | 12,749,039,512 | 12,749,039,512 | 15,449,039,512 | 15,449,039,512 |
| HP Land Real Estate Business Joint Stock Company | - | - | 40,038,362,890 | 40,038,362,890 |
| Others | 121,649,813,082 | 121,649,813,082 | 156,984,580,296 | 156,984,580,296 |
| Total | 154,075,038,728 | 154,075,038,728 | 232,265,098,608 | 232,265,098,608 |
| <i>In which Payables to related parties (Details in Note 6.1)</i> | <i>3,186,447,809</i> | <i>3,186,447,809</i> | <i>3,139,257,412</i> | <i>3,139,257,412</i> |

5.14 Prepayments from customers

| | 31/03/2026 | 01/01/2026 |
|---|------------------------|------------------------|
| | VND | VND |
| Short-term | 807,168,074,713 | 742,682,932,084 |
| Buyers pay upfront for real estate projects (i) | 805,667,179,424 | 742,226,063,795 |
| Others | 1,500,895,289 | 456,868,289 |
| Total | 807,168,074,713 | 742,682,932,084 |
| <i>In which: Repayments from customers from related parties (Details in Note 6.1)</i> | <i>9,703,083,420</i> | <i>9,703,083,420</i> |

(i) This is the balance of payments according to the progress from customers who signed contracts to buy real estate at Cao Bang Project, Lao Cai Project, Phu Hai Project and other projects of the Company.

5.15 Taxes and payables to State Treasury

| | <i>Unit: VND</i> | | | |
|---------------------------------|------------------------|----------------------|-----------------------|-----------------------|
| | 1/1/2026 | Additions | Paid | 31/03/2026 |
| VAT | 42,842,938,937 | 842,277,620 | 4,899,466,275 | 38,785,750,282 |
| Corporate income tax | 60,839,244,508 | 5,065,331,084 | 8,810,724,483 | 57,093,851,109 |
| Personal income tax | 7,261,590,004 | 287,961,656 | 6,637,549,280 | 912,002,380 |
| Land tax, Land rental charges | 369,113,313 | - | 319,880,971 | 49,232,342 |
| Other payments due to the State | 2,280,482,139 | 1,650,574,132 | 1,650,574,132 | 2,280,482,139 |
| Total | 113,593,368,901 | 7,846,144,492 | 22,318,195,141 | 99,121,318,252 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.16 Accrued expenses

| | 31/03/2026 | 01/01/2026 |
|--|-----------------------|-----------------------|
| | VND | VND |
| Interest expenses | 50,698,332,020 | 52,057,709,143 |
| Interest support expense | 3,844,818,853 | 3,884,291,286 |
| Others | 28,655,540,940 | 28,680,817,371 |
| Total | 83,198,691,813 | 84,622,817,800 |
| <i>In which: Accrued expenses to related parties (Details in Note 6.1)</i> | <i>943,450,603</i> | <i>943,450,603</i> |

5.17 Other payables

| | 31/03/2026 | 01/01/2026 |
|---|------------------------|--------------------------|
| | VND | VND |
| Short-term | | |
| Revenue from deposits, loans, and other contracts related to real estate projects | 373,665,529,062 | 411,614,466,500 |
| Cash flow must be returned to centralized capital management (i) | 433,874,090,207 | 493,513,710,747 |
| Receive deposit from lease contract (ii) | 42,129,874,690 | 55,914,840,190 |
| Apartment maintenance fund | 76,597,248,465 | 76,168,890,120 |
| Others | 36,720,824,098 | 32,836,590,325 |
| Total | 962,987,566,522 | 1,070,048,497,882 |
| <i>In which: Other payables to related parties (Details in Note 6.1)</i> | <i>527,588,848,584</i> | <i>615,106,710,747</i> |
| | 31/03/2026 | 01/01/2026 |
| | VND | VND |
| Long-term | | |
| Payable on business cooperation, investment trust contract (iii) | 830,476,644,000 | 880,249,700,000 |
| Total | 830,476,644,000 | 880,249,700,000 |

- (i) The balance as at March 31, 2026 includes accounts payable on the Company's centrally managed cash flow with Hai Phat Retail Joint Stock Company.
- (ii) The balance as of March 31, 2026 includes deposits received from customers under social housing lease contracts under the Phu Lam social housing urban area project, Phu Lam ward, Ha Dong district, Hanoi city.
- (iii) The balance as of March 31, 2026 includes:
- A payable amount of VND 762.9 billion relating to two business cooperation contracts for real estate projects in Cao Bang Province and Bac Ninh Province with one corporate partner
 - A payable amount of VND 67.5 billion relating to an entrusted investment contract with an individual for the purpose of project implementation, investment cooperation and acquisition of real estate products.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.18 Borrowings and finance lease liabilities

Unit: VND

| | 31/03/2026 | | Incurred during the period | | 01/01/2026 | |
|--|--------------------------|--------------------------|----------------------------|-----------------------|--------------------------|--------------------------|
| | Book Value | Repayable amount | Increase | Decrease | Book Value | Repayable amount |
| Short-term borrowings | 1,177,522,015,188 | 1,177,522,015,188 | 208,067,669,286 | 96,822,839,316 | 1,066,277,185,218 | 1,066,277,185,218 |
| Bank borrowings | | | | | | |
| Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) – Phan Dinh Phung Transaction Office (1.1) | 11,865,220,374 | 11,865,220,374 | 11,278,624,806 | 11,818,666,316 | 12,405,261,884 | 12,405,261,884 |
| Bao Viet Joint Stock Commercial Bank – Hanoi Branch (1.2) | 42,227,519,000 | 42,227,519,000 | - | 31,173,000 | 42,258,692,000 | 42,258,692,000 |
| Borrowings from organizations and enterprises (3) | 361,739,563,104 | 361,739,563,104 | 193,634,000,000 | 1,973,000,000 | 170,078,563,104 | 170,078,563,104 |
| Personal borrowings (4) | 386,689,712,710 | 386,689,712,710 | 3,155,044,480 | 83,000,000,000 | 466,534,668,230 | 466,534,668,230 |
| Bond issuance | | | | | | |
| Smart Invest Securities JSC (2.1) | 375,000,000,000 | 375,000,000,000 | - | - | 375,000,000,000 | 375,000,000,000 |
| Long-term borrowings | 708,672,227,276 | 708,672,227,276 | 37,805,547,120 | - | 670,866,680,156 | 670,866,680,156 |
| Bank borrowings | | | | | | |
| Bao Viet Joint Stock Commercial Bank – Hanoi Branch (1.2) | 83,685,359,996 | 83,685,359,996 | 3,040,916,390 | - | 80,644,443,606 | 80,644,443,606 |
| Bao Viet Joint Stock Commercial Bank – Business Center (1.3) | 250,000,000,000 | 250,000,000,000 | - | - | 250,000,000,000 | 250,000,000,000 |
| Ho Chi Minh City Development Joint Stock Commercial Bank (1.4) | 249,986,867,280 | 249,986,867,280 | 34,764,630,730 | - | 215,222,236,550 | 215,222,236,550 |
| Issuing bonds | - | - | - | - | - | - |
| Smart Invest Securities JSC (2.1) | 125,000,000,000 | 125,000,000,000 | - | - | 125,000,000,000 | 125,000,000,000 |
| Total | 1,886,194,242,464 | 1,886,194,242,464 | 245,873,216,406 | 96,822,839,316 | 1,737,143,865,374 | 1,737,143,865,374 |
| <i>In which: Short-term borrowings to related parties</i> (Details in Note 6.1) | <i>5,239,000,000</i> | <i>5,239,000,000</i> | | | <i>5,239,000,000</i> | <i>5,239,000,000</i> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- (1.1) Ho Chi Minh City Development Commercial Bank under Credit Agreement No. 27976/24MB/HĐTD dated September 27, 2024. Credit limit is VND 12.5 billion. Loan term is 36 months from the date of signing the Credit Agreement to September 27, 2027. Loan interest rate is stipulated in each agreement. Purpose: To supplement working capital to pay salaries to employees. Loan term for each agreement: 6 months.
- (1.2) The principal loan balance includes the following two credit agreements:
- Credit Agreement No. 0724-2024-HĐTD-BVB002 dated November 25, 2024, between the lender, Bao Viet Commercial Joint Stock Bank – Hanoi Branch, and the borrower, Hai Phat Investment Joint Stock Company. The maximum loan amount is VND 340 billion. The loan term is 36 months from the date of the first disbursement. Purpose: To pay for the construction investment costs of the commercial housing project on the extended B6 road, B10 road, and TT12 road, Bac Lenh ward, Binh Minh, Lao Cai city. Maximum principal grace period of 18 months from the date of the first disbursement. Maximum interest grace period of 18 months from the date of the first disbursement, with interest compounded every 6 months during the grace period. After the principal grace period, principal will be repaid in equal quarterly installments for the remaining term according to the specific repayment schedule in each agreement.
 - Credit Agreement No. 0209-2025-HĐTD-BVB002 dated June 26, 2025, between the lender, Bao Viet Commercial Joint Stock Bank – Hanoi Branch, and the borrower, Hai Phat Investment Joint Stock Company. The loan amount is VND 623,475,000. The loan term is 60 months. Purpose: Payment for the purchase of one Toyota Innova Cross 2.0V. Interest rate: As per the loan agreement. Collateral: Toyota Innova Cross 2.0V.
- (1.3) Credit Agreement No. 0075-2025-HĐTD-BVB007 dated December 8, 2025, between the lender, Bao Viet Commercial Joint Stock Bank, and the borrower, Hai Phat Investment Joint Stock Company. Maximum loan amount: VND 250 billion. Loan term: 60 months. Purpose: Partial payment of brokerage and product off-take contract costs for the Tien Phong Flower Village Housing Project. Principal grace period: 23 months from the date of first disbursement. Interest grace period: 23 months from the date of first disbursement. After the principal grace period, principal will be repaid in equal quarterly installments for the remaining term according to the specific repayment schedule in each agreement.
- (1.4) Credit Agreement No. 22698/25MN/HĐTD dated September 5, 2025 was entered into between the lender, Ho Chi Minh City Development Joint Stock Commercial Bank – Dong Nai Transaction Office Branch, and the borrower, Hai Phat – Binh Thuan One Member Limited Liability Company. The maximum loan amount is VND 700 billion. The loan term is 60 months commencing from the day following the first disbursement date. The purpose of the loan is to finance expenses incurred in connection with the investment and construction of the high-rise apartment building under the Phu Hai Residential Area Project located in Phu Hai Ward, Phan Thiet City, Binh Thuan Province (now Phu Thuy Ward, Lam Dong Province). The principal grace period is up to 24 months from the first disbursement date. The lending interest rate is stipulated in each loan agreement. After the grace period, the principal shall be repaid in equal quarterly installments.
- (2.1) Bond issuance consulting and agency contract No. 01/2021/HDTVPHTP/AAS-HPX with Smartinvest Securities Joint Stock Company dated July 29, 2021, regarding the issuance of bonds through private placement to investors with a maturity of 4 years from the date of issuance. The total volume of bonds expected to be issued is 5,000,000 bonds, equivalent to VND 500,000,000,000. The value of bonds already issued is VND 500,000,000,000. The interest rate is a combination of floating and fixed rates. The interest rate applied for the first 4 interest periods is 11% per annum. Interest is calculated every 3 months. Resolution 345/NQ-NSHTP adjusts the bond maturity date to February 25, 2027.
- (3) The principal loan balance includes the following three loan agreements:
- Loan agreement for VND 222 billion, number 1986/HĐVV/VCG-HP dated November 14, 2023, with Vietnam Import-Export and Construction Joint Stock Company – Vinaconex, interest rate 16%/year. Purpose: to support production and business activities.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Loan agreement for VND 200 billion, number 2312/2025/HĐVV/PRL-HPX dated December 23, 2025, with Prime Land Real Estate Investment Joint Stock Company, interest rate 5.5%/year. Loan term 12 months. Purpose: to support production and business activities.
 - Loan agreement for VND 200 billion, number 1003/2026/HĐVV/PRL-HPX dated March 10, 2026, with Prime Land Real Estate Investment Joint Stock Company, interest rate 5.5%/year. Loan term 11 months. Purpose: to support production and business activities.
 - Loan agreement for VND 7.5 billion, number 02/2024/HĐVV/TH-HPBT dated September 20, 2024, between Thien Hoa Real Estate Joint Stock Company and Hai Phat - Binh Thuan One-Member Limited Liability Company, interest rate 13%/year. Purpose: to support production and business activities.
- (4) Individual loan agreements have a term of 6-12 months. Interest rates range from 5% to 15% per year throughout the contract period. The company is responsible for paying personal income tax on behalf of the borrowers. Principal and interest are repaid at the end of the term.

5.19 Owners' equity

a. Changes of owners' equity

Unit: VND

| | Share capital | Share premium | Retained profits | Non-controlling interest | Total |
|---|--------------------------|-----------------------|------------------------|--------------------------|--------------------------|
| <i>Previous year</i> | | | | | |
| As at 01/01/2025 | 3,041,685,810,000 | 60,986,800,000 | 332,721,228,767 | 198,579,808,622 | 3,633,973,647,389 |
| Profit in the previous year | | | 121,334,755,833 | 3,603,742,302 | 124,938,498,135 |
| Board of Management remuneration | | | (3,287,261,345) | (37,738,655) | (3,325,000,000) |
| Decrease due to loss of control and becoming an Associate company | | | | (202,145,812,269) | (202,145,812,269) |
| As at 31/12/2025 | <u>3,041,685,810,000</u> | <u>60,986,800,000</u> | <u>450,768,723,255</u> | <u>-</u> | <u>3,553,441,333,255</u> |
| As at 01/01/2026 | 3,041,685,810,000 | 60,986,800,000 | 450,768,723,255 | - | 3,553,441,333,255 |
| Profit this year | | | 8,895,921,491 | - | 8,895,921,491 |
| Board of Management remuneration | | | (780,000,000) | - | (780,000,000) |
| As at 31/03/2026 | <u>3,041,685,810,000</u> | <u>60,986,800,000</u> | <u>458,884,644,746</u> | <u>-</u> | <u>3,561,557,254,746</u> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

b. Details of owners' equity

| | 31/03/2026 | 01/01/2026 |
|-------------------------------------|--------------------------|--------------------------|
| | VND | VND |
| Capital contributed by shareholders | 3,041,685,810,000 | 3,041,685,810,000 |
| Total | 3,041,685,810,000 | 3,041,685,810,000 |

c. Capital transactions with owners and dividend distribution, profit sharing

| | Quarter I, 2026 | Quarter I, 2025 |
|---|-------------------|-------------------|
| | VND | VND |
| Shareholders' capital | | |
| Capital contribution at the beginning of the period | 3,041,685,810,000 | 3,041,685,810,000 |
| Capital increase during the period | - | - |
| Capital decrease during the period | - | - |
| Capital contribution at the end of the period | 3,041,685,810,000 | 3,041,685,810,000 |
| Dividend distribution | - | - |

d. Share

| | 31/03/2026 | 01/01/2026 |
|---|-------------|-------------|
| | Share | Share |
| Quantity of registered shares | 304,168,581 | 304,168,581 |
| Quantity of issued shares | 304,168,581 | 304,168,581 |
| Common shares | 304,168,581 | 304,168,581 |
| Outstanding shares | 304,168,581 | 304,168,581 |
| Common shares | 304,168,581 | 304,168,581 |
| Per value of outstanding shares (VND/ share) | 10,000 | 10,000 |

HAI PHAT INVESTMENT JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.20 Revenue from sales of goods and provision of services

| | Quarter I/2026 VND | Quarter I/2025 VND |
|--|------------------------|-----------------------|
| Revenue from real estate transfer activities | 114,186,214,399 | 86,681,324,821 |
| Others | 6,262,134,825 | 12,032,382,076 |
| Total | 120,448,349,224 | 98,713,706,897 |

5.21 Cost of goods sold

| | Quarter I/2026 VND | Quarter I/2025 VND |
|---|-----------------------|-----------------------|
| Cost price from real estate transfer activities | 88,371,064,689 | 41,539,583,718 |
| Others | 3,860,140,782 | 11,146,199,638 |
| Total | 92,231,205,471 | 52,685,783,356 |

5.22 Financial income

| | Quarter I/2026 VND | Quarter I/2025 VND |
|----------------------------------|-----------------------|-----------------------|
| Interest on deposits and loans | 5,863,052,252 | 9,857,152,427 |
| Profits from selling investments | - | - |
| Total | 5,863,052,252 | 9,857,152,427 |

5.23 Financial expenses

| | Quarter I/2026 VND | Quarter I/2025 VND |
|---------------|-----------------------|-----------------------|
| Loan interest | 6,305,638,383 | 24,367,948,374 |
| Others | 436,476,379 | 307,797,538 |
| Total | 6,742,114,762 | 24,675,745,912 |

5.24 Other income/ Other expenses

| | Quarter I/2026 VND | Quarter I/2025 VND |
|-----------------------------------|------------------------|-----------------------|
| Revenue from rental | - | 326,580,266 |
| Others | 179 | 40,428,846 |
| Total | 179 | 367,009,112 |
| Other expenses | | |
| Others | 1,877,653,853 | 456,912,995 |
| Total | 1,877,653,853 | 456,912,995 |
| Net other income/ expenses | (1,877,653,674) | (89,903,883) |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.25 Current corporate income tax expense

| | Quarter I/2026 VND | Quarter I/2025 VND |
|------------------------------|-----------------------|-----------------------|
| Corporate income tax expense | 3,596,232,786 | 5,506,026,731 |
| Total | 3,596,232,786 | 5,506,026,731 |

5.26 Basic earnings per share

| | Accumulated to Quarter I of 2026 VND | Accumulated to Quarter I of 2025 VND |
|--|--|--|
| The parent company's accounting profit after corporate income tax | 8,895,921,491 | 14,462,552,677 |
| Decrease Adjustments | (780,000,000) | (560,178,404) |
| Remuneration for the Board of Directors and the Supervisory Board | (780,000,000) | (560,178,404) |
| Profit used to calculate basic earnings per share | 8,115,921,491 | 13,902,374,273 |
| Average common stock used to calculate earnings per share (shares) | 304,168,581 | 304,168,581 |
| Basic earnings per shares (VND/ share) | 27 | 46 |

6. OTHER INFORMATION

6.1 Information of related parties

| Related party | Relationship | Short name |
|--|--|-----------------------------|
| Hai Phat Retail Joint Stock Company | Companies sharing key management personnel | Hai Phat Retail Company |
| PSP Urban Services Joint Stock Company | Entities related to related parties of insiders | PSP Company |
| Yen Son Joint Stock Company | Companies sharing key management personnel | Yen Son Company |
| Hai Phat Land Group Joint Stock Company | Companies sharing key management personnel | Hai Phat Land Group Company |
| HP Hospitality Nha Trang Company Limited | Companies with common members of the Board of Management | HPH Nha Trang Company |
| BT Ha Dong Company Limited | Partnership | BT Ha Dong Company |
| Construction Corporation No. 5 - JSC | Companies sharing key management personnel | Cienco 5 Company |
| Members of the Board of Management, the Board of Directors, the Supervisory Board, and related parties of key management personnel | Significant impact | |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

During the period, the Company had the following transactions with related parties:

a. Remuneration of the Board of Management, Supervisors and Directors

| Related party | Accumulated to Quarter I, 2026 VND | Accumulated to Quarter I, 2025 VND |
|---|--|--|
| Board of Management, Directors, Supervisors and other managers | 1,795,057,500 | 1,407,002,934 |
| Total | 1,795,057,500 | 1,407,002,934 |

| Name | Position | Accumulated to Quarter I, 2026 VND | Accumulated to Quarter I, 2025 VND |
|-----------------------|---|--|--|
| Do Quy Hai | Chairman | 360,000,000 | 150,000,000 |
| Nguyen Van Phuong | Vice Chairman, General Director | 300,000,000 | 250,589,555 |
| Nguyen Van Dung | Vice Chairman | 90,000,000 | 60,000,000 |
| Le Thanh Hai | Member of the Board of Management, Deputy General Director | 323,460,000 | 274,876,110 |
| Le Quang Vinh | Member of the Board of Management | 60,000,000 | 60,000,000 |
| Do Manh Quan | Head of Supervisor Board | 60,000,000 | 60,000,000 |
| Chu Viet Hung | Member of the Supervisors Board | 30,000,000 | 30,000,000 |
| Le Manh Hung | Member of the Supervisors Board | 30,000,000 | 30,000,000 |
| Nguyen Ngoc Tham | Deputy General Director | 179,137,500 | 162,579,697 |
| Nguyen Viet Duc | Deputy General Director | 176,130,000 | 159,850,183 |
| Nguyen Thi Phuong Nga | Chief Accountant | 186,330,000 | 169,107,390 |
| Total | | 1,795,057,500 | 1,407,002,934 |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

During the period, the Company had the following transactions with related parties:

b. Transactions with related parties

| Related party | Nature of transaction | Accumulated to Quarter I, 2026 VND | Accumulated to Quarter I, 2025 VND |
|--------------------------------------|---|--|--|
| <i>Sale transaction</i> | | | |
| Hai Phat Retail Company | Revenue from basement operation and property management fees | 1,225,829,733 | |
| Yen Son Company | Receivables from leasing activities | | 32,326,935 |
| Hai Phat Land Group Company | Receivables from leasing activities | | 34,661,649 |
| PSP Company | Receivables from leasing activities | | 784,311,411 |
| Mr. Nguyen Ngoc Tham | Real estate transfer revenue | | 2,010,817,000 |
| Mr. Le Thanh Hai | Real estate transfer revenue | | 2,439,888,000 |
| <i>Purchase transactions</i> | | | |
| Cienco 5 Company | Construction costs | | 266,081,771 |
| PSP Company | Service fees | 206,738,710 | 1,531,564,673 |
| Hai Phat Land Group Company | Brokerage fees | 21,009,821,605 | 23,839,285 |
| Hai Phat Retail Company | Revenue from premises leasing, utility charges and parking fees | 447,265,644 | |
| <i>Other receivable transactions</i> | | | |
| HPH Nha Trang Company | Other receivable | | |
| <i>Accrued expenses</i> | | | |
| Mr. Le Thanh Hai | Loan interest | | 193,771,233 |
| Hai Phat Retail Company | Interest from centralized fund management arrangements | 1,099,480,251 | |
| <i>Other payable transactions</i> | | | |
| Hai Phat Retail Company | Receipts from centralized cash management | 18,380,000,000 | |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

c. Related Party Balance

| Related party | Nature of transaction | 31/03/2026 VND | 01/01/2026 VND |
|--|--|-------------------------------|-------------------------------|
| 1. Short-term receivables from customers | | | |
| Yen Son Company | Receivables from consulting and leasing activities | 948,051,600 | 1,322,007,000 |
| Ms. Nguyen Thi Ngoc Anh | Receivables from real estate transfer activities | 282,162,000 | 282,162,000 |
| Total | | <u>1,230,213,600</u> | <u>1,604,169,000</u> |
| 2. Short-term repayments to suppliers | | | |
| Hai Phat Land Group Company | Brokerage service | 45,000,000,000 | 45,000,000,000 |
| Total | | <u>45,000,000,000</u> | <u>45,000,000,000</u> |
| 3. Short-term other receivables | | | |
| HPH Nha Trang Company | Other receivable | 3,124,901,853 | 3,124,901,853 |
| Total | | <u>3,124,901,853</u> | <u>3,124,901,853</u> |
| 4. Long-term other receivables | | | |
| Mr. Vu Manh Tuan | Receivables under investment cooperation contract | 194,280,000,000 | 197,980,000,000 |
| | | <u>194,280,000,000</u> | <u>197,980,000,000</u> |
| 5. Short-term trade payables | | | |
| Cienco 5 Company | Construction costs | 2,793,122,195 | 2,793,122,195 |
| PSP Company | Service fees must be paid | 234,341,656 | 219,348,305 |
| Hai Phat Retail Company | Service fees must be paid | 158,983,958 | 126,786,912 |
| Total | | <u>3,186,447,809</u> | <u>3,139,257,412</u> |
| 6. Prepayments from customers | | | |
| Mr. Nguyen Ngoc Tham | Real estate transfer | 4,586,616,552 | 4,586,616,552 |
| Mr. Le Thanh Hai | Real estate transfer | 4,980,966,868 | 4,980,966,868 |
| Hai Phat Land Group Company | Consulting services | 135,500,000 | 135,500,000 |
| Total | | <u>9,703,083,420</u> | <u>9,703,083,420</u> |
| 7. Accrued expenses | | | |
| Mr. Le Thanh Hai | Loan interest | 943,450,603 | 943,450,603 |
| Total | | <u>943,450,603</u> | <u>943,450,603</u> |
| 8. Other short-term payables | | | |
| Hai Phat Retail Company | Centralized management fees must be paid | 433,874,090,207 | 493,513,710,747 |
| Hai Phat Land Group Company | Service contract performance security deposit | 93,684,758,377 | 121,563,000,000 |
| PSP Company | Other payables | 30,000,000 | 30,000,000 |
| Total | | <u>527,588,848,584</u> | <u>615,106,710,747</u> |
| 9. Borrowings and finance lease liabilities | | | |
| Mr. Le Thanh Hai | Loan money | 5,239,000,000 | 5,239,000,000 |
| Total | | <u>5,239,000,000</u> | <u>5,239,000,000</u> |

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.2 Segment report

Pursuant to the guidance in Accounting Standard No. 28 - segment reporting, during the period, the Company's main activity is to construct real estate for sale. At the same time, the Company's business activities are carried out in the territory of Vietnam. The business activities of constructing real estate for sale in the territory of Vietnam mainly generate revenue and profit for the Company, while other revenues account for a small proportion of the total revenue of the Company. Therefore, the Board of Directors of the Company believes that the Company operates mainly in the real estate sector and a segment divided by the key geographical area is the territory of Vietnam. Therefore, the Company does not need to prepare a segment report.

6.3 Comparative figures

Comparative information is the figures on the audited separate financial statements for the fiscal year ended December 31, 2025 of the Company.

Hanoi, 24th April, 2026

Preparer

Chief Accountant

Chairman of the Board



Dinh Thi Huyen

Nguyen Thi Phuong Nga

Nguyen Van Phuong

