



**CÔNG TY CP ĐẦU TƯ HẢI
PHÁT/ HAI PHAT INVESTMENT
JOINT STOCK COMPANY**

No/Số: 466/CBTT-HPX

CÔNG TY CỔ PHẦN ĐẦU TƯ HẢI PHÁT

Địa chỉ: Tầng 5, Tòa CT3, The Pride, Khu ĐTM An Hưng,
Phường Hà Đông, Hà Nội.
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**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 30 tháng 07 năm 2026
Hanoi, July 30, 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 Hung 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 2 năm 2026, Báo cáo tài chính hợp nhất quý 2 năm 2026 và Công văn số 465/HP – TCKT ký ngày 30/07/2026 về việc giải trình chênh lệch lợi nhuận sau thuế Báo cáo tài chính quý 2 năm 2026 so với quý 2 năm 2025.
- The separate financial statements for the second quarter of 2026, the consolidated financial statements for the second quarter of 2026 and Official Letter No. 465/HP – TCKT dated July 30, 2026, regarding the explanation for the variance in profit after



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

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn: <http://www.haiphat.com.vn> mục Quan hệ cổ đông/This information was disclosed on the Company's website on July 30, 2026 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 2 năm 2026/ *Separate financial statements for Q2 2026;*
- Báo cáo tài chính hợp nhất quý 2 năm 2026/ *Consolidated financial statements for Q2 2026;*
- Công văn số 465/HP-TCKT ngày 30/07/2026/ *Official Letter No 465/HP - TCKT dated 30/07/2026.*

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



PHAN THỊ XUYỀN

**Công Ty
Cổ Phần
Đầu Tư
Hải Phát**

Digitally signed by Công Ty
Cổ Phần Đầu Tư Hải Phát
DN: cn=Công Ty Cổ Phần
Đầu Tư Hải Phát c=VN
l=Hà Nội
Reason: I am the author of
this document
Location:
Date: 2026-07-30
14:59+07:00

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

SEPARATE FINANCIAL STATEMENTS

QUARTER II OF 2026

July 2026



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STATEMENT OF FINANCIAL POSITION

As at 30th June 2026

ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
A - CURRENT ASSETS	100		3,625,441,958,329	4,101,826,489,619
(100 = 110+120+130+140+150+160)				
I. Cash and cash equivalents	110	5.1	337,895,162,312	311,751,464,999
1. Cash	111		337,895,162,312	311,751,464,999
II. Short-term financial investments	120		143,261,275,295	77,508,985,548
1. Held for trading Securities	121	5.2.a	55,544,000,000	-
2. Provision for devaluation of held for trading securities	122	5.2.a	(1,908,000,000)	-
3. Investments held to maturity	123	5.2.b	89,625,275,295	77,508,985,548
III. Short-term receivables	130		1,378,740,354,134	1,864,235,914,748
1. Short-term receivables from customers	131	5.3	116,872,374,536	67,738,034,875
2. Short-term repayments to suppliers	132	5.4	1,067,808,389,107	1,110,451,489,200
5. Other short-term receivables	135	5.5	313,217,547,867	789,541,070,674
6. Short-term allowances for doubtful debts	136	5.6	(119,157,957,376)	(103,494,680,001)
IV. Inventories	140	5.7	1,722,492,882,784	1,829,557,204,944
1. Inventories	141		1,722,492,882,784	1,829,557,204,944
VI. Other current assets	160		43,052,283,804	18,772,919,380
1. Short-term prepaid expenses	161	5.8	42,059,886,211	6,595,826,657
2. Deductible value added tax	162		992,397,593	12,177,092,723
B - NON-CURRENT ASSETS	200		4,197,132,893,129	4,188,482,683,837
(200 = 210+220+230+ 240+250+260+270)				
I. Long-term receivables	210		294,985,136,546	294,985,136,546
5. Other long-term receivables	215	5.5	294,985,136,546	294,985,136,546
II. Fixed assets	220		935,095,532	1,116,678,932
1. Tangible fixed assets	221	5.9	935,095,532	1,116,678,932
- Historical costs	222		15,665,585,513	15,665,585,513
- Accumulated depreciation	223		(14,730,489,981)	(14,548,906,581)
3. Intangible fixed assets	227		-	-
- Historical costs	228		30,000,000	30,000,000
- Accumulated amortization	229		(30,000,000)	(30,000,000)
IV. Investment properties	240	5.10	341,386,198,083	416,896,642,636
1. Historical costs	241		445,615,879,306	521,621,798,713
2. Accumulated amortization	242		(104,229,681,223)	(104,725,156,077)
VI. Long-term financial investment	260		3,555,868,386,718	3,469,063,112,074
1. Investments in subsidiaries	261	5.2.c	3,155,580,400,000	3,004,167,830,000
2. Investments in joint ventures and associates	262	5.2.c	83,146,786,097	83,146,786,097
3. Investments in equity of other entities	263	5.2.c	130,317,280,829	255,065,280,829
5. Held to maturity investments	265	5.2.b	186,823,919,792	126,683,215,148
VII. Other long-term assets	270		3,958,076,250	6,421,113,649
1. Long-term deferred costs	271	5.8	3,958,076,250	6,421,113,649
TOTAL ASSETS (270 = 100+200)	280		7,822,574,851,458	8,290,309,173,456

STATEMENT OF FINANCIAL POSITION (Continued)

As at 30th June 2026

RESOURCES	Code	Note	30/06/2026	01/01/2026
			VND	VND
C- LIABILITIES (300 = 310+330)	300		4,312,008,974,585	4,805,156,745,587
I. Short-term liabilities	310		2,706,049,947,396	3,472,082,601,981
1. Short-term trade payables	311	5.11	152,484,542,539	215,274,236,248
2. Short-term prepayments from customers	312	5.12	329,920,644,041	273,465,960,256
4. Short-term taxes and other payables to Government budget	314	5.13	102,672,740,723	99,371,278,602
5. Payables to employees	315		2,529,675,852	4,617,983,474
6. Short-term accrued expenses	316	5.14	95,225,371,323	84,863,367,485
10. Other short-term payments	320	5.15	1,024,293,613,715	1,689,401,325,318
11. Short-term borrowings and finance lease liabilities	321	5.16	946,902,693,823	1,052,277,185,218
13. Bonus and welfare fund	323		52,020,665,380	52,811,265,380
II. Long-term liabilities	330		1,605,959,027,189	1,333,074,143,606
8. Other Long-term payables	338	5.15	1,144,953,370,500	877,429,700,000
9. Long-term borrowings and finance lease liabilities	339	5.16	461,005,656,689	455,644,443,606
D- OWNERS' EQUITY	400	5.17	3,510,565,876,873	3,485,152,427,869
1. Contributed capital	411		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		407,893,266,873	382,479,817,869
- Undistributed profit after tax brought forward	420a		382,479,817,869	302,261,472,329
- Undistributed profit after tax for the current year	420b		25,413,449,004	80,218,345,540
TOTAL RESOURCES (440 = 300+400)	440		7,822,574,851,458	8,290,309,173,456

Preparer

Dinh Thi Huyen

Chief Accountant

Nguyen Thi Phuong Nga

Hanoi, 30th July, 2026

General Director



Nguyen Van Phuong

SEPARATE INCOME STATEMENT
Quarter II of 2026

ITEMS	Code	Note	Quarter II of 2026 VND	Quarter II of 2025 VND	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
1. Revenues from sales and services rendered	01	5.18	433,320,184,149	440,753,381,781	550,164,595,383	529,948,282,585
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10 = 01-02)	10		433,320,184,149	440,753,381,781	550,164,595,383	529,948,282,585
4. Costs of goods sold	11	5.19	295,590,508,724	308,085,465,501	387,527,187,594	352,556,144,139
5. Gross revenues from sales and services rendered (20 = 10-11)	20		137,729,675,425	132,667,916,280	162,637,407,789	177,392,138,446
6. Gain/loss on disposal of investment property	21					
7. Financial income	22	5.20	6,907,690,086	19,242,615,272	12,717,647,531	27,322,121,954
8. Financial expenses	23	5.21	69,991,454,538	79,676,313,470	76,733,569,300	104,877,359,243
In which: Interest expenses	24		67,483,167,538	79,365,095,960	73,788,805,921	104,258,344,195
9. Selling expenses	25		10,710,051,949	453,901,497	13,263,684,598	902,225,914
10. General administration expenses	26		29,001,851,467	34,024,484,922	38,014,958,151	42,860,125,818
11. Net profits from operating activities {30 = 20+21+22-(23+25+26)}	30		34,934,007,557	37,755,831,663	47,342,843,271	56,074,549,425
12. Other income	31	5.22	36,000,001	361,437,265	36,000,002	700,797,240
13. Other expenses	32	5.22	217,489,422	797,118,137	1,989,215,016	1,240,599,781
14. Other profits (40 = 31-32)	40		(181,489,421)	(435,680,872)	(1,953,215,014)	(539,802,541)
15. Total net profit before tax (50 = 30+40)	50		34,752,518,136	37,320,150,791	45,389,628,257	55,534,746,884
16. Current corporate income tax expenses	51	5.23	15,341,366,902	18,555,205,332	18,416,179,253	23,445,306,981
17. Deferred corporate income tax expenses	52					
18. Profits after enterprise income tax (60 = 50-51-52)	60		19,411,151,234	18,764,945,459	26,973,449,004	32,089,439,903

Preparer



Dinh Thi Huyen

Chief Accountant



Nguyen Thi Phuong Nga



Hanoi, 30th July, 2026
General Director

Nguyen Van Phuong

SEPARATE CASH FLOWS STATEMENT

(Indirect method)

For the period ended 30/6/2026

ITEMS	Code	Note	Accumulated to Quarter II, 2026 VND	Accumulated to Quarter II, 2025 VND
I. Net cash flows from operating activities				
1. Profit before tax	01		45,389,628,257	55,534,746,884
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		5,860,322,586	5,788,733,496
- Provisions	03		17,571,277,375	25,000,000,000
- Gains (losses) on investing activities, finances	05		(12,207,547,113)	(27,322,121,954)
- Borrowing costs	06		73,788,805,921	104,877,359,243
3. Operating profit before changes in working capital	08		130,402,487,026	163,878,717,669
- Increase (decrease) in receivables	09		501,516,978,369	(145,542,322,268)
- Increase (decrease) in inventories	10		176,896,027,527	271,634,020,514
- Increase (decrease) in payables	11		(423,318,044,214)	203,795,388,037
- Increase (decrease) in deferred expenses	12		(33,001,022,155)	3,382,300,839
- Increase (decrease) in trading securities	13		(55,544,000,000)	-
- Borrowing costs paid	14		(52,154,957,863)	(43,712,615,906)
- Enterprise income tax paid	15		(10,635,875,787)	(74,909,091)
- Other payments on operating activities	17		(790,600,000)	(630,500,000)
Net cash flows from operating activities	20		233,370,992,903	452,730,079,794
II. Cash flows from investing activities				
3. Expenditures on loans and purchase of debt instruments from other entities	23		(106,446,493,454)	(53,574,768,986)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		41,515,168,356	21,800,000,000
5. Expenditures on equity investments in other entities	25		(151,412,570,000)	(301,130,000)
6. Proceeds from equity investment in other entities	26		104,248,000,000	
7. Proceeds from interests, dividends and distributed profits	27		4,881,877,820	115,578,647
Net cash flows from investing activities	30		(107,214,017,278)	(31,960,320,339)
III. Cash flows from financial activities				
3. Proceeds from borrowings	33		542,585,781,572	353,099,813,200
4. Repayment of principal	34		(642,599,059,884)	(719,107,285,121)
Net cash flows from financial activities	40		(100,013,278,312)	(366,007,471,921)
Net cash flows during the period (50 = 20+30+40)	50		26,143,697,313	54,762,287,534
Cash and cash equivalents at the beginning of the period	60		311,751,464,999	960,913,098
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		337,895,162,312	55,723,200,632

Preparer

Chief Accountant

Hanoi, 30th July, 2026

General Director

Dinh Thi Huyen

Nguyen Thi Phuong Nga



Nguyen Van Phuong

NOTES TO THE SEPARATE 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 Business Registration No. 0500447004 issued by the Department of Planning and Investment of Ha Tay province on December 15th, 2003. According to the 5th amended Business Registration Certificate issued on December 4th, 2008, the Company was renamed Hai Phat Investment Joint Stock Company. The Company subsequently received several amended Business Registration Certificates, with the most recent being the 19th (nineteenth) amendment dated June 25th, 2026, regarding the updating of administrative boundaries.

Charter capital according to the Certificate of Business Registration No. 0500447004, changed for the 19th (nineteenth) time on June 25, 2026 of the Company is VND 3,041,685,810,000 (*In words: Three thousand forty-one billion, six hundred eighty-five million, eight hundred and ten thousand dong*).

The Company's shares have been officially traded at the Ho Chi Minh City Stock Exchange ("HOSE") with the stock code HPX since July 24th, 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 June 30th, 2026 are 90 employees

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 June 30, 2026, the Company had 11 subsidiaries. Details of the subsidiaries and the Company's ownership interest in these subsidiaries are as follows:

No.		Ownership 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 Thuy Ward, Lam Dong Province, Vietnam	Business and development of real estate projects

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

No.		Ownership ratio (%)	Voting Ratio (%)	Address	Major business lines
2	Ruby Land Investment And Development One Member Company Limited ("Ruby Company")	100	100	5th 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, Thuan Hoa Ward, Hue City, 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 activities and technical 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
9	HP An Phat Investment Company Limited ("An Phat Company") (*)	99	99	5th floor, CT3 building, An Hung New Urban Area, Ha Dong Ward, Hanoi City, Vietnam	Business and development of real estate projects
10	Quang Anh Infrastructure Investment and Development Joint Stock Company ("Quang Anh Company") (Indirect subsidiary) (**)	98,01	99	18th Floor, Viwaseen Office Building, 48 To Huu Street, Dai Mo Ward, Hanoi City	Real estate business
11	Greenland Holdings Investment Joint Stock Company ("Greenland Company") (Indirect subsidiary) (***)	59,2	60	5th floor, CT3 building, An Hung New Urban Area, Ha Dong Ward, Hanoi City, Vietnam	Business and development of real estate projects

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

- (*) The Company became the Parent Company of HP An Phat Investment Company Limited from 12/6/2026, following the capital contribution transfer agreements with individuals (Details in Note 5.12).
- (**) HP An Phat Investment Company Limited owns 99% of the charter capital of Quang Anh Infrastructure Investment and Development Joint Stock Company;
- (***) Hai Phat Investment Joint Stock Company is the Parent Company of Greenland Holdings Investment Joint Stock Company through the following ownership structure:
- Hai Phat Investment Joint Stock Company holds 20% of the charter capital in Greenland Holdings Investment Joint Stock Company.
- Quang Anh Infrastructure Investment and Development Joint Stock Company holds 40% of the charter capital in Greenland Holdings Investment Joint Stock Company.
- As of June 30th, 2026, the Company also owns a number of investments in subsidiaries, joint ventures and associates as presented in Note 5.2.c.

1.5 Statement of information comparability on the financial statements

On October 27 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System. This Circular replaces the Enterprise Accounting System issued with Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance. Circular 99/2025/TT-BTC applies to fiscal years beginning on or after 01/01/2026.

The Company has applied the guidelines of Circular No. 99/2025/TT-BTC since 1 January 2026. To ensure comparability of the information in the financial statements, the Company has restated or reclassified certain contents of the separate financial statements for the fiscal year ended 31 December 2025, and the separate financial statements ended 30 June 2025. Therefore, the accounting information and figures presented in the separate financial statements are comparable because they have been calculated and presented consistently.

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 01/01 and ends on 31/12 of solar year.

2.2 Accounting currency

The accompanying separate 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 for Enterprises issued with Circular No. 99/2025/TT-BTC dated 27 October 2025.

3.2 Statements for the compliance with Accounting Standards and System

The Company confirms compliance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relevant to the preparation and presentation of interim separate financial statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. Basis of preparation of the interim separate financial statements

The attached separate financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relevant to the preparation and presentation of separate financial statements.

The accompanying financial statements are the Company's ones, therefore, they do not include the financial statements of subsidiaries. Users of the separate financial statements should read them together with the Company's consolidated financial statements for the period ended 30 June 2026 to obtain full information of the Company's financial position as well as the results of operations and cash flows during the period.

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

Accounting estimates

The preparation of separate the financial statements in conformity with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relevant to the preparation and presentation of separate financial statements requires the Executive Board 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 separate 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 bank deposits with original terms exceeding 3 months.

Loans

Loans are measured at cost less allowance for doubtful debts.

Allowance for doubtful loan receivables is provided in accordance with the prevailing accounting regulations.

Business cooperation contracts not under joint control

The Company is the contributing party: Cash and asset contributions to the BCC are recorded as other investments on the financial statements.

The Company is the receiving party: Cash and asset contributions received under the BCC contract are recorded as liabilities on the financial statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial investments (Continued)

Investments in subsidiaries, associates and other investments

Investments in subsidiaries, joint ventures and associates over which the Company has control, investments in associates and joint ventures over which the Company has significant influence are presented using the cost method in the separate financial statements.

Profit distributions that Company received from the accumulated profits of the subsidiaries after the Company obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

Profit distributions that Company received from the accumulated profits of the associates after the Company obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

Investments in subsidiaries, joint ventures, associates and other investments are presented at cost less allowance for diminution in value (if any) in the balance sheet.

Other investments:

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

Allowance for losses of investments in subsidiaries, contributions to joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

Provision for loss of other investments: the provision for loss is based on the fair value of the investment at the time of provision. In case the fair value cannot be determined, the provision is based on the loss of the enterprise receiving the investment capital.

The loss of the enterprise receiving the investment capital is the basis for provisioning, which is the Consolidated Financial Statement, if the enterprise receiving the investment capital is the Parent Company. If the enterprise receiving the investment capital is an independent enterprise without a subsidiary, the basis for provisioning is the Financial Statement of that invested enterprise.

Receivables

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

An allowance for doubtful debts is provided when there is objective evidence that the Company is unable or is unlikely to recover its outstanding debts in accordance with the prevailing accounting regulations.

At the end of the financial year, the Company revaluates the balances of accounts receivable that are monetary items denominated in foreign currency at the average transfer buying and selling exchange rate of the commercial bank where the Company regularly conducts transactions.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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>Years</u>
Machinery and equipment	03 - 05
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 other income or other expenses during the period.

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. As at June 30, 2026, the Company's intangible fixed assets were fully amortised.

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.

The cost of investment properties comprises all costs (cash and cash equivalents) incurred by the Company or the fair value of other consideration given in exchange to acquire the investment properties up to the date of its acquisition or completion of construction.

Expenses related to investment properties incurred after initial recognition must be recognized as production and business expenses in the period, unless it is probable that these expenses will enable the investment property to generate more future economic benefits than initially assessed, in which case they should be added to the original cost of the investment property.

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment properties (Continued)

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

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 Separate Income Statement.

Leases

Determining whether an agreement is a lease is based on the nature of the agreement at the commencement date: whether the performance of the agreement is dependent on the use of a particular asset and whether the agreement includes a clause granting the right to use the asset.

A lease agreement is classified as a finance lease if under the lease contract, the lessor transfers the majority of the risks and benefits associated with ownership of the asset to the lessee. All other lease agreements are classified as operating leases.

Where the Company is the lessee

Lease payments under operating leases are recognized in the Separate Income Statement using the straight-line basis over the lease term.

Where the Company is the lessor

Assets under operating leases are recognized as investment properties in the Separate Statement of Financial Position. The initial direct costs incurred in negotiating the operating lease agreement are recognized in the Separate Income Statement when incurred.

Income from operating leases is recognised in the Separate Income Statement using the straight-line method over the lease term.

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. The Company's prepaid expenses includes:

Tool and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 36 months.

Real estate brokerage fees

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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 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 These comprise trade payables arising from the purchase of goods, services and assets from suppliers or sellers (independent entities separate from the buyer). Trade payables also include amounts payable between the parent company and its subsidiaries, joint ventures and associates;
- Dividends payable include dividends paid to shareholders;
- Other payables include non-commercial payables, not related to transactions of purchasing or providing goods and services.

At the end of the accounting period, the Company revalues the balances of its monetary liabilities denominated in foreign currency at the average transfer buying and selling exchange rate of the commercial bank where the Company regularly conducts transactions.

Dividends and profit distribution payable

Dividends are recognised as payables when the Company's Board of Directors issues a dividend declaration and the Vietnam Securities Depository announces the record date for receiving dividends.

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".

During the period, borrowing costs of VND 7.77 billion were capitalised as part of the Company's construction in progress (for the period ended 30/6/2025: VND 10.28 billion).

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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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.

Dividends are recognised as payables when the Company's Board of Directors issues a dividend declaration and the Vietnam Securities Depository announces the record date for receiving dividends.

Revenue and other income

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

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; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (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 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 real estate, products and services recorded in accordance with revenue during the period.

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.

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: are 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/periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits, except for business activities under the Phu Lam social housing urban area project, which enjoy a preferential corporate income tax rate of 10% for the implementation of social housing investment and business projects.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

In considering the relationship of related parties, the nature of the relationship is given more emphasis than its legal form.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

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

5.1 Cash and cash equivalents

	30/06/2026	01/01/2026
	VND	VND
Cash	542,984,343	1,795,559,126
Bank deposits (*)	337,352,177,969	309,955,905,873
Total	337,895,162,312	311,751,464,999

(*) Details of demand deposits:

	30/06/2026	01/01/2026
	VND	VND
Bao Viet Commercial Joint Stock Bank	333,495,631,646	305,898,960,392
Others	3,856,546,323	4,056,945,481
Total	337,352,177,969	309,955,905,873

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments

a. Trading securities

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Fair value	Allowances	Original cost	Fair value	Allowances
Shares	55,544,000,000.00	53,636,000,000.00	(1,908,000,000.00)	-	-	-
Hoang Quan Consulting - Trading - Service Real Estate Corporation	55,544,000,000.00	53,636,000,000.00	(1,908,000,000.00)	-	-	-
Total	55,544,000,000.00	53,636,000,000.00	(1,908,000,000.00)	-	-	-

The trading securities consist of 21,200,000 HQC shares, subject to a one-year transfer restriction from 31 March 2026. The fair value as at 30 July 2026 was determined based on the closing market price of the shares as at 30 July 2026.

b. Held to maturity investments

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Short-term	89,625,275,295	89,625,275,295	-	77,508,985,548	77,508,985,548	-
Term deposits	7,015,522,932	7,015,522,932	-	6,963,262,478	6,963,262,478	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh (1)	6,515,522,932	6,515,522,932	-	6,463,262,478	6,463,262,478	-
Ho Chi Minh City Development Joint Stock Commercial Bank - Phan Dinh Phung Transaction Office (1)	500,000,000	500,000,000	-	500,000,000	500,000,000	-
Loans	46,507,247,000	46,507,247,000	-	41,768,887,000	41,768,887,000	-
ECLIPSE Vietnam Joint Stock Company (2)	5,894,360,000	5,894,360,000	-	-	-	-
Ky Son Green Development Investment Joint Stock Company (3)	35,923,887,000	35,923,887,000	-	37,423,887,000	37,423,887,000	-
IWG Hotel and Resort Joint Stock Company (4)	4,345,000,000	4,345,000,000	-	4,345,000,000	4,345,000,000	-
Others (5)	344,000,000	344,000,000	-	-	-	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

b. Held to maturity investments (Continued)

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Loan interest	36,102,505,363	36,102,505,363	-	28,776,836,070	28,776,836,070	-
Ky Son Green Investment and Development Joint Stock Company	10,046,813,973	10,046,813,973	-	6,823,050,628	6,823,050,628	-
ECLIPSE Vietnam Joint Stock Company	7,446,656,161	7,446,656,161	-	5,672,895,637	5,672,895,637	-
Thanh Nhan Construction and Trading Investment Joint Stock Company	5,275,272,465	5,275,272,465	-	1,668,531,191	1,668,531,191	-
Thien Hoa Real Estate Joint Stock Company	4,973,486,040	4,973,486,040	-	4,973,486,040	4,973,486,040	-
Hai Phat Real Estate Trading Joint Stock Company	2,946,729,719	2,946,729,719	-	4,177,986,690	4,177,986,690	-
Others	5,413,547,005	5,413,547,005	-	5,460,885,884	5,460,885,884	-
Long-term	186,823,919,792	186,823,919,792	-	126,683,215,148	126,683,215,148	-
Loans	186,823,919,792	186,823,919,792	-	126,683,215,148	126,683,215,148	-
Thanh Nhan Construction and Trading Investment Joint Stock Company (6)	83,908,299,678	83,908,299,678	-	49,661,069,678	49,661,069,678	-
An Thinh Investment Joint Stock Company	-	-	-	26,349,498,356	26,349,498,356	-
ECLIPSE Vietnam Joint Stock Company (7)	24,942,952,803	24,942,952,803	-	24,942,952,803	24,942,952,803	-
Hai Phat Real Estate Business Joint Stock Company (8)	38,180,410,201	38,180,410,201	-	8,456,937,201	8,456,937,201	-
Others (9)	39,792,257,110	39,792,257,110	-	17,272,757,110	17,272,757,110	-
Total	276,449,195,087	276,449,195,087	-	204,192,200,696	204,192,200,696	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

- (1) The balance as at 30 June 2026 represents term deposits at banks with terms of 6-12 months and interest rates from 4.2%/year to 6.4%/year (as at 31/12/2025, interest rates from 4.2%/year to 6.7%/year).
- (2) Loan agreement No. 2602/2026/HĐVV/HPX-ECL dated 26 February 2026 between the Company and Eclipse Vietnam Joint Stock Company. Loan amount: VND 20 billion. Purpose: To meet capital needs. Term: 1 year from the first disbursement date. Interest rate: 13% per annum.
- (3) Appendix No. 03 is attached to loan agreement No. 14/2024/HĐVV/HPX-XKS dated 28 October 2025 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 31/10/2026. Interest rate: 13% per annum.
- (4) Loan agreement No. 2904/2025/HĐVV/HPX-IWG dated 29 April 2025 between the Company and IWG Hotel and Resort Joint Stock Company. Loan amount: VND 4,345,000,000. Purpose: To meet capital needs. Term: 11 months, automatically extended for another 11 months. Interest rate: 13% per annum.
- (5) The loan agreements for businesses have a term of one year from the date of disbursement with an interest rate of 13% per annum to meet their capital needs.
- (6) Loan agreement No. 04/2024/HĐVV/HPX-TN dated 20 January 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 31/12/2025, automatically extended for another 12 months. Interest rate: 13% per annum.
- Loan agreement No. 2904/HĐVV/HPX-TN dated 29 April 2026 between the Company and Thanh Nhan Construction and Trading Investment Joint Stock Company. Loan amount: VND 43.4 billion. Purpose: To meet capital needs. Term: 3 years from the date of the first disbursement date. Interest rate: 13% per annum.
- (7) Loan agreement No. 3101/2024/HĐVV/HPX-ECL dated 31 January 2024 between the Company and Eclipse Vietnam Joint Stock Company. Loan amount: VND 25 billion. Purpose: To meet capital needs. Term: Until 31 December 2025, automatically extended for another 12 months.
- (8) Loan agreement No. 2301/2024/HĐVV/HPX-HPHOME dated 23 January 2024 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 31 December 2025, automatically extended for another 12 months. Loan interest rate: 13% per annum.
- Loan agreement No. 0502/2026/HĐVV/HPX-HPHOME dated 5 February 2026 between the Company and Hai Phat Real Estate Business Joint Stock Company. Loan amount: VND 50 billion. Purpose: To meet capital needs. Term: 24 months, corresponding to each loan.
- (9) The loan agreements for businesses have a term until 31 December 2025, and will be automatically renewed for 12 months at an interest rate of 13% per annum to meet their capital needs.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Equity investments in other entities

	Raito		30/06/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Book value	Allowances	Original cost	Book value	Allowances
Investments in subsidiaries			3,155,580,400,000	3,155,580,400,000	-	3,004,167,830,000	3,004,167,830,000	-
Hai Phat - Binh Thuan One Member Company Limited	100%	100%	750,000,000,000	750,000,000,000	-	750,000,000,000	750,000,000,000	-
Heritage Vietnam Real Estate One Member Limited Liability Company	100%	100%	250,000,000,000	250,000,000,000	-	250,000,000,000	250,000,000,000	-
Peninsula Mai Pha Company Limited	70%	70%	198,330,400,000	198,330,400,000	-	198,108,200,000	198,108,200,000	-
Diamond IC One Member Company Limited	100%	100%	5,000,000,000	5,000,000,000	-	5,000,000,000	5,000,000,000	-
Topaz PM Viet Nam Investment And Development One Member Company Limited	100%	100%	5,000,000,000	5,000,000,000	-	5,000,000,000	5,000,000,000	-
Ruby Land Investment And Development One Member Company Limited	100%	100%	1,000,500,000,000	1,000,500,000,000	-	1,000,500,000,000	1,000,500,000,000	-
Sapphire Invest One Member Company Limited	100%	100%	795,000,000,000	795,000,000,000	-	795,000,000,000	795,000,000,000	-
OPAL International Planning and Investment Consultation Joint Stock Company	65%	65%	3,250,000,000	3,250,000,000	-	559,630,000	559,630,000	-
HP An Phat Investment Company Limited (1)	99%	99%	148,500,000,000	148,500,000,000	-	-	-	-
Investments in joint associates			83,146,786,097	83,146,786,097	-	83,146,786,097	83,146,786,097	-
BT Ha Dong Company Limited	50%	50%	55,946,786,097	55,946,786,097	-	55,946,786,097	55,946,786,097	-
Greenland Holdings Investment Joint Stock Company	20%	20%	27,200,000,000	27,200,000,000	-	27,200,000,000	27,200,000,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Equity investments in other entities (Continued)

	Raito		30/06/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Book value	Allowances	Original cost	Book value	Allowances
Investments in equity of other entities			130,317,280,829	130,317,280,829	-	255,065,280,829	255,065,280,829	-
HP Hospitality Nha Trang Company Limited	4.5%	4.5%	30,317,280,829	30,317,280,829	-	30,317,280,829	30,317,280,829	-
Investment in the BCC in which the Company does not have joint control but is entitled to benefits based on the post-tax profits of the BCC			100,000,000,000	100,000,000,000	-	224,748,000,000	224,748,000,000	-
<i>Ky Son Green Development Investment Joint Stock Company (2)</i>			<i>100,000,000,000</i>	<i>100,000,000,000</i>	<i>-</i>	<i>100,000,000,000</i>	<i>100,000,000,000</i>	<i>-</i>
<i>Do Dieu Linh</i>					<i>-</i>	<i>20,500,000,000</i>	<i>20,500,000,000</i>	<i>-</i>
<i>SOLARIS Vietnam Investment Joint Stock Company</i>					<i>-</i>	<i>104,248,000,000</i>	<i>104,248,000,000</i>	<i>-</i>
Total			3,369,044,466,926	3,369,044,466,926	-	3,342,379,896,926	3,342,379,896,926	-

- (1) The Company acquired a 99% equity interest in HP An Phat Investment Company Limited through the following contracts:
- Contract No. 01/2026/HĐCN signed with Mr. Pham Sy Lam on 8 June 2026, transfers a capital contribution of VND 76.5 billion, equivalent to 51% of the charter capital, at a transfer price of VND 76.5 billion.
 - Contract No. 02/2026/HĐCN signed with Mr. Tran Ngoc Tu on 8 June 2026, transfers a capital contribution of VND 72.0 billion, equivalent to 48% of the charter capital, at a transfer price of VND 72.0 billion.
- (2) A receivable of VND 100 billion is due under an investment cooperation agreement signed with a business partner for the purpose of contributing capital to a resort villa project in Phu Tho province (formerly Hoa Binh province). The project is currently under construction.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.3 Short-term receivables from customers

	30/06/2026 VND	01/01/2026 VND
Short-term	116,872,374,536	67,738,034,875
Receivables from project/capital transfer	30,000,000,000	30,000,000,000
Receivables from real estate transfer	64,526,378,981	15,236,644,465
Receivables from leasing, construction, and other activities	22,345,995,555	22,501,390,410
Total	116,872,374,536	67,738,034,875
<i>In which: Receivables from related parties (Details in Note 6.1)</i>	722,319,276	722,319,276

5.4 Short-term prepayments to suppliers

	30/06/2026 VND	01/01/2026 VND
Short-term prepayments to suppliers		
ECLIPSE Vietnam Joint Stock Company	525,154,169,500	525,532,173,154
Thang Long HP Construction Joint Stock Company	378,727,394,895	453,106,353,302
Others	163,926,824,712	131,812,962,744
Total	1,067,808,389,107	1,110,451,489,200
<i>In which: Prepayments to related parties (Details in Note 6.1)</i>	53,450,000,000	45,060,000,000

5.5 Other receivables

	30/06/2026 VND	01/01/2026 VND
Short-term	313,217,547,867	789,541,070,674
Deposit according to the transfer contract (1)	35,787,577,393	28,171,274,000
Receivables as per memorandum of agreement/authorization, investment cooperation (2)	156,712,241,875	212,256,241,875
Receivables according to the investment cooperation termination agreement (3)	20,500,000,000	524,000,000,000
Advances	86,007,310,395	10,958,196,595
Others	14,210,418,204	14,155,358,204
Long-term	294,985,136,546	294,985,136,546
Receivables under brokerage and product purchase commitment contracts (4)	294,985,136,546	294,985,136,546
Total	608,202,684,413	1,084,526,207,220
<i>In which</i>		
<i>short-term receivables from related parties (Details in Note 6.1)</i>	3,140,779,353	3,140,779,353

- (1) This is a deposit under an investment cooperation agreement between the Company and a business partner for the purpose of acquiring a portion of a residential infrastructure development project in Dien Bien province.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

- (2) A deposit of VND 156.7 billion was made to a business partner for the purpose of investing in, constructing, managing, operating, and doing business with the Ham Tien - Mui Ne Tourism Center Project in Ham Tien ward, Lam Dong province.
- (3) A receivable of VND 20.5 billion under an investment cooperation agreement signed with an individual partner for the purpose of seeking potential real estate projects to generate profit.
- (4) Receivables for advance payments under a brokerage and off-take agreement for a real estate project in Me Linh, Hanoi, as per project's off-take agreement.

5.6 Short-term allowances for doubtful debts

	30/06/2026 VND	01/01/2026 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	81,256,241,875	65,000,000,000
Provision for customer advances	7,901,715,501	8,494,680,001
Total	119,157,957,376	103,494,680,001

5.7 Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original cost	Provision	Original cost	Provision
Work in progress	1,639,286,653,858		1,726,631,562,034	
Goods	83,206,228,926		102,925,642,910	
Total	1,722,492,882,784		1,829,557,204,944	-

5.8 Prepaid expenses

	30/06/2026 VND	01/01/2026 VND
Short-term	42,059,886,211	6,595,826,657
Real estate brokerage fee	40,410,973,879	6,146,521,490
Others	1,648,912,332	449,305,167
Long-term	3,958,076,250	6,421,113,649
Tools and equipment expense	397,648,184	628,259,777
Others	3,560,428,066	5,792,853,872
Total	46,017,962,461	13,016,940,306

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.9 Tangible fixed assets

				Unit: VND
	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST				
As at 01/01/2026	284,918,181	13,047,020,000	2,333,647,332	15,665,585,513
Increase	-	-	-	-
Purchase	-	-	-	-
Decrease	-	-	-	-
As at 30/06/2026	284,918,181	13,047,020,000	2,333,647,332	15,665,585,513
ACCUMULATED DEPRECIATION				
As at 01/01/2026	284,918,181	11,978,001,068	2,285,987,332	14,548,906,581
Increase	-	170,145,000	11,438,400	181,583,400
Depreciation	-	170,145,000	11,438,400	181,583,400
Decrease	-	-	-	-
As at 30/06/2026	284,918,181	12,148,146,068	2,297,425,732	14,730,489,981
NET BOOK VALUE				
As at 01/01/2026	-	1,069,018,932	47,660,000	1,116,678,932
As at 30/06/2026	-	898,873,932	36,221,600	935,095,532

5.10 Investment property

Unit: VND

	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	65,211,213,363	3,681,177,398	7,113,528,646	76,005,919,407
Change of land use	65,211,213,363	3,681,177,398	7,113,528,646	76,005,919,407
As at 30/06/2026	379,505,912,650	32,676,038,869	33,433,927,787	445,615,879,306
ACCUMULATED DEPRECIATION				
As at 01/01/2026	79,219,476,926	20,738,294,233	4,767,384,918	104,725,156,077
Increase	4,229,614,452	1,036,974,966	412,149,768	5,678,739,186
Depreciation	4,229,614,452	1,036,974,966	412,149,768	5,678,739,186
Decrease	4,646,369,088	1,025,011,140	502,833,812	6,174,214,040
Change of land use	4,646,369,088	1,025,011,140	502,833,812	6,174,214,040
As at 30/06/2026	78,802,722,290	20,750,258,059	4,676,700,874	104,229,681,223
NET BOOK VALUE				
As at 01/01/2026	365,497,649,087	15,618,922,034	35,780,071,515	416,896,642,636
As at 30/06/2026	300,703,190,360	11,925,780,810	28,757,226,913	341,386,198,083

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.11 Trade Payables

	30/06/2026 VND	01/01/2026 VND
Short-term		
Song Hong Construction Joint Stock Company No. 1	19,676,186,134	19,793,115,910
Tan Hai Duong Investment Construction Company Limited	12,749,039,512	15,449,039,512
Duc Dat Construction Investment and Trading Joint Stock Company	16,240,714,736	19,240,714,736
Hai Phat Real Estate Trading Joint Stock Company		17,561,750,200
HP Land Real Estate Business Joint Stock Company		40,038,362,890
Others	103,818,602,157	103,191,253,000
Total	152,484,542,539	215,274,236,248
<i>In which Payables to related parties (Details in Note 6.1)</i>	6,301,959,608	3,845,820,513

5.12 Advances from customers

	30/06/2026 VND	01/01/2026 VND
Advances from customers for real estate projects (*)	329,599,275,752	273,144,492,967
Others	321,368,289	321,467,289
Total	329,920,644,041	273,465,960,256

This is the outstanding balance of installment payments from customers who have signed contracts to purchase real estate at the Bac Giang Project, the Lao Cai Project, and other projects of the Company.

5.13 Taxes and payables to State Treasury

	1/1/2026 (VND)	Additions	Paid	30/06/2026 (VND)
VAT	29,732,453,062	12,579,170,412	13,890,655,385	28,420,968,089
Corporate income tax	60,081,294,568	18,785,308,726	10,635,875,787	68,230,727,507
<i>Current corporate income tax</i>	<i>60,081,294,568</i>	<i>15,480,479,493</i>	<i>7,331,046,554</i>	<i>68,230,727,507</i>
<i>Corporate income tax prepaid on advances received from the</i>		<i>3,304,829,233</i>	<i>3,304,829,233</i>	
Personal income tax	6,957,167,862	2,903,164,944	6,658,543,430	3,201,789,376
Land tax, Land rental charges	319,880,971	538,773,612	319,880,971	538,773,612
Others	2,280,482,139	1,740,793,751	1,740,793,751	2,280,482,139
Total	99,371,278,602	36,547,211,445	33,245,749,324	102,672,740,723

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.14 Accrued expenses

	30/06/2026 VND	01/01/2026 VND
Short-term		
Interest expenses	63,625,194,670	52,298,258,828
Interest support expense	3,802,635,713	3,884,291,286
Others	27,797,540,940	28,680,817,371
Total	95,225,371,323	84,863,367,485
<i>In which: Accrued expenses to related parties (Details in Note 6.1)</i>	2,538,592,878	2,148,897,399

5.15 Other payables

	30/06/2026 VND	01/01/2026 VND
Short-term	1,024,293,613,715	1,689,401,325,318
Must return centrally managed cash flow (1)	568,705,105,438	1,114,348,826,001
Proceeds from deposit contracts, loans and other contracts related to real estate projects	297,913,517,196	411,614,466,500
Receive deposit from lease contract (2)	42,109,505,562	55,914,840,190
Apartment maintenance fund	76,671,158,232	76,168,890,120
Others	38,894,327,287	31,354,302,507
Long-term	1,144,953,370,500	877,429,700,000
Payable on business cooperation, investment trust contract (3)	762,900,000,000	877,429,700,000
Project distribution deposits (4)	382,053,370,500	-
Total	2,169,246,984,215	2,566,831,025,318
<i>In which: Short-term other payables to related parties (Details in Note 6.1)</i>	611,637,713,049	1,235,941,826,001

- (1) The Company's centrally managed cash flow payables to companies including Hai Phat Retail Company, Hai Phat Binh Thuan Company, Ruby Company, Heritage Company, Sapphire Company, and TOPAZ Company.
- (2) Deposit received from customers under social housing rental contracts in Phu Lam social housing urban area project, Phu Luong ward, Hanoi city.
- (3) Amount payable of VND 762.9 billion under 02 business cooperation contracts for real estate projects in Cao Bang province and Bac Ninh province with 01 business partner.
- (4) A payable of VND 382.05 billion for a deposit contract for marketing, distribution and product offtake at the project in Tuy Hoa ward, Dak Lak province with 01 business partner.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.16 Borrowings and finance lease liabilities

	30/06/2026 VND	Incurred during the period		01/01/2026 VND
	Book value	Increase	Decrease	Book value
Short-term borrowings	946,902,693,823	537,224,568,489	642,599,059,884	1,052,277,185,218
Bank borrowings	51,922,674,009	21,243,524,009	23,984,803,884	54,663,953,884
Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) – Phan Dinh Phung Transaction Office (1.1)	11,774,328,009	21,243,524,009	21,874,457,884	12,405,261,884
Bao Viet Joint Stock Commercial Bank – Hanoi Branch (1.2)	40,148,346,000	-	2,110,346,000	42,258,692,000
Borrowings from organizations and enterprises (3)	413,849,063,104	260,226,000,000	8,955,500,000	162,578,563,104
Personal borrowings (4)	481,130,956,710	130,755,044,480	109,658,756,000	460,034,668,230
Bond issuance	-	125,000,000,000	500,000,000,000	375,000,000,000
Smart Invest Securities JSC (2.1)	-	125,000,000,000	500,000,000,000	375,000,000,000
Long-term borrowings	461,005,656,689	130,361,213,083	125,000,000,000	455,644,443,606
Bank borrowings	461,005,656,689	130,361,213,083	-	330,644,443,606
Bao Viet Joint Stock Commercial Bank – Hanoi Branch (1.2)	211,005,656,689	130,361,213,083	-	80,644,443,606
Bao Viet Joint Stock Commercial Bank – Business Center (1.3)	250,000,000,000	-	-	250,000,000,000
Issuing bonds	-	-	125,000,000,000	125,000,000,000
Smart Invest Securities JSC (2.1)	-	-	125,000,000,000	125,000,000,000
Total	1,407,908,350,512	667,585,781,572	767,599,059,884	1,507,921,628,824

In which: Short-term borrowings to related parties

5,239,000,000

5,239,000,000

(Details in Note 6.1)

- (1.1) Pursuant to the Credit Agreement Appendix No. 27976/24MB/HĐTD dated 27 September 2024 signed between Ho Chi Minh City Development Joint Stock Commercial Bank - Hoan Kiem Branch and Hai Phat Investment Joint Stock Company. Credit limit: VND 12.5 billion. Credit term: 36 months from the signing date to 27 September 2027. Interest rate varies depending on the loan 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 credit agreements:
- Credit Agreement No. 0724-2024-HĐTD-BVB002 dated 25 November 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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

- disbursement. Purpose: To pay for the investment costs of constructing commercial housing projects on the extended B6 road, B10 road, and TT12 road, Bac Lenh ward, Binh Minh, Lao Cai city. 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 grace period, interest is repaid quarterly according to the specific repayment schedule for each loan agreement.
- Credit Agreement No. 0209-2025-HDTD1-BVB002 dated 26 June 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 loan agreement. Collateral: Toyota Innova Cross 2.0V.
 - Credit Agreement No. 0099-2026-HDTD1-BVB002 dated 11 June 2026 between the lender, Bao Viet Commercial Joint Stock Bank - Hanoi Branch, and the borrower, Hai Phat Investment Joint Stock Company. Loan amount: VND 120 billion. Loan term: 72 months. Purpose: To acquire the capital contribution under Capital Contribution Transfer Agreement No. 01/2026/HDCN signed on 8 June 2026 between the Company and Mr. Pham Sy Lam at HP An Phat Investment Co., Ltd, and to acquire the capital contribution under Capital Contribution Transfer Agreement No. 02/2026/HDCN signed on 8 June 2026 between the Company and Mr. Tran Ngoc Tu at HP An Phat Investment Co., Ltd. Grace period: 48-month principal repayment from the date of the first disbursement. After the grace period, interest is repaid quarterly according to the specific repayment schedule for each loan agreement. Interest rate: As stated in the loan agreement.
- (1.3) Credit Agreement No. 0075-2025-HDTD-BVB007 dated 8 December 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 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 grace period, interest is repaid quarterly according to the specific repayment schedule for each loan agreement.
- (2.1) Bond issuance consulting and agency contract No. 01/2021/HDTVPHTP/AAS-HPX with Smartinvest Securities Joint Stock Company dated 29 July 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. On 30 June 2026, the Company completed the payment of the bond issue coded HPXH2125007.
- (3) The principal loan balance includes the following loan agreements:
- Loan agreement for VND 222 billion, number 1986/HDVV/VCG-HP dated 14 November 2023 with Vietnam Import-Export and Construction Joint Stock Company - Vinaconex, interest rate 16%/year. Purpose: to support production and business activities.
 - Loan agreement for VND 200 billion, number 2312/2025/HDVV/PRL-HPX dated 23 December 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/HDVV/PRL-HPX dated 10 March 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.
- (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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.17 Owners' equity

a. Changes of owners' equity

	Share capital	Share premium	Retained profits	Unit: VND Total
As at 01/01/2025	3,041,685,810,000	60,986,800,000	302,261,472,329	3,404,934,082,329
Profit of the prior year			83,338,345,540	83,338,345,540
Board of Management remuneration			(3,120,000,000)	(3,120,000,000)
As at 31/12/2025	3,041,685,810,000	60,986,800,000	382,479,817,869	3,485,152,427,869
As at 01/01/2026	3,041,685,810,000	60,986,800,000	382,479,817,869	3,485,152,427,869
Profit this year			26,973,449,004	26,973,449,004
Board of Management remuneration			(1,560,000,000)	(1,560,000,000)
As at 30/06/2026	3,041,685,810,000	60,986,800,000	407,893,266,873	3,510,565,876,873

b. Details of owners' equity

	30/06/2026 VND	01/01/2026 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 shareholders and appropriation of profits and dividends

	Accumulated to Quarter II, 2026 VND	Accumulated to Quarter II, 2025 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 contribution at the end of the period	3,041,685,810,000	3,041,685,810,000
Dividend distribution	-	-

d. Shares

	30/06/2026 Share	1/1/2026 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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.18 Revenue from sales of goods and provision of services

	Quarter II/2026 VND	Quarter II/2025 VND
Revenue from real estate transfer activities	430,416,697,128	437,423,605,588
Others	2,903,487,021	3,329,776,193
Total	433,320,184,149	440,753,381,781

5.19 Cost of goods sold

	Quarter II/2026 VND	Quarter II/2025 VND
Cost price from real estate transfer activities	292,486,358,823	304,944,170,248
Others	3,104,149,901	3,141,295,253
Total	295,590,508,724	308,085,465,501

5.20 Financial income

	Quarter II/2026 VND	Quarter II/2025 VND
Interest income from deposits	6,907,690,086	19,242,615,272
Total	6,907,690,086	19,242,615,272

5.21 Financial expenses

	Quarter II/2026 VND	Quarter II/2025 VND
Loan interest	67,483,167,538	79,365,095,960
Others	2,508,287,000	311,217,510
Total	69,991,454,538	79,676,313,470

5.22 Other income/ expenses

	Quarter II/2026 VND	Quarter II/2025 VND
Other income		
Revenue from rental	-	326,580,266
Others	36,000,001	34,856,999
Total	36,000,001	361,437,265
Other expenses		
Others	217,489,422	797,118,137
Total	217,489,422	797,118,137
Net other income/ expenses	(181,489,421)	(435,680,872)

5.23 Corporate income tax expense

	Quarter II/2026 VND	Quarter II/2025 VND
Corporate income tax expense	15,341,366,902	18,555,205,332
Total	15,341,366,902	18,555,205,332

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

6. OTHER INFORMATION

6.1 Information of related parties

Related party	Relationship	Short name
Heritage Vietnam Real Estate One Member Limited Liability Company	Subsidiary	Heritage Company
Topaz PM Viet Nam Investment And Development One Member Company Limited	Subsidiary	TOPAZ Company
Diamond IC One Member Company Limited	Subsidiary	DIAMOND IC Company
OPAL International Planning and Investment Consultation Joint Stock Company	Subsidiary	OPAL Company
Ruby Land Investment And Development One Member Company Limited	Subsidiary	Ruby Company
Hai Phat - Binh Thuan One Member Company Limited	Subsidiary	Hai Phat – Binh Thuan Company
Sapphire Invest One Member Company Limited	Subsidiary	Sapphire Company
Peninsula Mai Pha Company Limited	Subsidiary	Mai pha Company
HP An Phat Investment Company Limited	Subsidiary	An Phat Company
Quang Anh Infrastructure Investment and Development Joint Stock Company	Indirect subsidiary	Quang Anh Company
Greenland Holdings Investment Joint Stock Company	Indirect subsidiary	Greenland Holdings Company
BT Ha Dong Company Limited	Partnership	BT Ha Dong Company
HP Hospitality Nha Trang Company Limited	Companies with common members of the Board of Management	HPH Nha Trang Company
Construction Corporation No. 5 - Joint Stock Company (CIENCO5)	Companies sharing key management personnel	Cienco5 Company
PSP Urban Services Joint Stock Company	Entities related to related parties of insiders	PSP Company
Hai Phat Land Group Joint Stock Company	Companies sharing key management personnel	Hai Phat Land Group
Hai Phat Retail Joint Stock Company	Companies sharing key management personnel	Hai Phat Retail 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 SEPARATE 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

	Accumulated to Quarter II, 2026 VND	Accumulated to Quarter II, 2025 VND
Related party		
Board of Management, Directors, Supervisors and other managers	3,390,552,889	3,035,589,289
Total	3,390,552,889	3,035,589,289

		Accumulated to Quarter II, 2026 VND	Accumulated to Quarter II, 2025 VND
Name	Position		
Do Quy Hai	Chairman	720,000,000	720,000,000
Nguyen Van Phuong	Vice Chairman, General Director	605,800,000	531,526,408
Nguyen Van Dung	Vice Chairman	180,000,000	150,000,000
Le Thanh Hai	Member of the Board of Management, Deputy General Director	661,119,966	550,143,773
Le Quang Vinh	Member of the Board of Management	120,000,000	120,000,000
Do Manh Quan	Head of Supervisor Board (Dismissed on 04/05/2026)	100,000,000	120,000,000
Chu Viet Hung	Member of the Supervisors Board (Appointed on 04/05/2026)	80,000,000	60,000,000
Le Manh Hung	Member of the Supervisors Board	60,000,000	60,000,000
Nguyen Ngoc Tham	Deputy General Director	72,000,000	65,404,527
Nguyen Viet Duc	Deputy General Director	393,912,316	319,991,649
Nguyen Thi Phuong Nga	Chief Accountant	397,720,607	338,522,932
Total		3,390,552,889	3,035,589,289

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

b. Transactions with related parties

Related party	Nature of transaction	Accumulated to Quarter II, 2026 VND	Accumulated to Quarter II, 2025 VND
<i>Sale transaction</i>			
Hai Phat Retail Company	Revenue from basement operation and property management fees	2,451,659,466	2,167,372,926
<i>Purchase transactions</i>			
Hai Phat Retail Company	Revenue from premises leasing, utility charges and parking fees	971,029,005	848,644,305
PSP Company	Service fees	339,582,347	225,708,064
Topaz Company	Consulting fees	4,696,205,129	
OPAL Company	Consulting fees		
Hai Phat Land Group	Brokerage fees	40,389,931,847	
Phuc Thanh Company	Purchases		250,000,000
<i>Financial expenses</i>			
Le Thanh Hai	Interest expense	389,695,479	389,695,480
Nguyen Thi Phuong Nga	Interest expense		465,349,676
Hai Phat Binh Thuan Company	Interest from centralized fund management arrangements	1,800,827,328	1,168,699,959
Hai Phat Retail Company	Interest from centralized fund management arrangements	1,948,847,438	2,273,179,247
Ruby Company	Interest from centralized fund management arrangements	520,034,749	994,446,206
Sapphire Company	Interest from centralized fund management arrangements	33,192,437	827,940,899
Topaz Company	Interest from centralized fund management arrangements	3,589,452	13,196,807
Heritage Company	Interest from centralized fund management arrangements		885,610,636
<i>Other payable transactions</i>			
Nguyen Thi Phuong Nga			2,500,000,000
Hai Phat – Binh Thuan Company	Receipts from centralized cash management	33,236,000,000	10,000,000,000
Hai Phat – Binh Thuan Company	Repayment, offset of centralized cash management	34,225,725,250	8,468,912,000
Hai Phat Retail Company	Receipts from centralized cash management	27,970,400,000	19,940,000,000
Hai Phat Retail Company	Repayment, offset of centralized cash management	351,413,346,221	1,624,113,720
Ruby Company	Repayment, offset of centralized cash management	101,233,830,000	19,285,000
Sapphire Company	Repayment, offset of centralized cash management	124,283,820,000	58,282,500
Topaz Company	Receipts from centralized cash management	6,628,000,000	3,520,000,000
Topaz Company	Repayment, offset of centralized cash management	6,437,319,346	2,780,941,673
Heritage Company	Repayment, offset of centralized cash management	190,571,150	189,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

c. Balances with related parties

Related party	Nature of transaction	30/06/2026 VND	01/01/2026 VND
1. Short-term receivables from customers			
Heritage Company	Receivables from rendering of	722,319,276	722,319,276
Total		722,319,276	722,319,276
2. Short-term prepayments to suppliers			
OPAL Company	Consulting services	60,000,000	60,000,000
Hai Phat Land Group	Brokerage services	53,390,000,000	45,000,000,000
Total		53,450,000,000	45,060,000,000
3. Short-term other receivables			
OPAL Company	Other receivables	15,877,500	15,877,500
HPH Nha Trang Company	Other receivables	3,124,901,853	3,124,901,853
Total		3,140,779,353	3,140,779,353
4. Short-term trade payables			
PSP Company	Payables for service fees	225,076,847	219,348,305
Topaz Company	Payables for consulting service fees	2,875,196,854	331,786,301
Diamond IC Company	Payables for consulting service fees	3,201,685,907	3,294,685,907
Total		6,301,959,608	3,845,820,513
5. Accrued expenses			
Mr. Le Thanh Hai	Accrued interest expense	1,333,146,082	943,450,603
Heritage Company	Accrued interest expense	1,205,446,796	1,205,446,796
Total		2,538,592,878	2,148,897,399
6. Other short-term payables			
Hai Phat Retail Company	Payables for centralized management fees	172,019,611,964	493,513,710,747
Hai Phat – Binh Thuan Company	Payables for centralized management fees	241,933,415,000	241,122,312,922
Ruby Company	Payables for centralized management fees	101,387,137,033	202,100,932,284
Heritage Company	Payables for centralized management fees	52,299,199,850	52,489,771,000
Sapphire Company	Payables for centralized management fees	812,623,556	125,063,251,119
TOPAZ Company	Payables for centralized management fees	253,118,035	58,847,929
PSP Company	Deposit payables	30,000,000	30,000,000
Hai Phat Land Group	Guarantee for product distribution rights received	42,902,607,611	121,563,000,000
Total		611,637,713,049	1,235,941,826,001
7. Short-term borrowings and finance lease liabilities			
Mr. Le Thanh Hai	Borrowings	5,239,000,000	5,239,000,000
Total		5,239,000,000	5,239,000,000

NOTES TO THE SEPARATE 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 presented in the separate financial statements for the accounting period ended 30 June 2026, and related notes is based on the separate financial statements for the fiscal year ended 31 December 2025, which were audited by CPA VIETNAM Auditing Company Limited - a member of INPACT Global.

The company has applied the guidelines of Circular 99/2025/TT-BTC since 1 January 2026. To ensure comparability of the information in the separate financial statements, the company has restated or reclassified certain items of the separate financial statements for the fiscal year ended 31 December 2025, as follows:

	As at 01/01/2026 (according to Circular No. 99/2025/TT-BTC) VND	As at 31/12/2025 (according to Circular No. 200/2014/TT-BTC) VND	Differences VND
Short-term investments held until maturity	77,508,985,548	6,963,262,478	70,545,723,070
Receivables from short-term loans	-	41,768,887,000	(41,768,887,000)
Other short-term receivables	789,541,070,674	818,317,906,744	(28,776,836,070)
Receivables from long-term loans	-	126,683,215,148	(126,683,215,148)
Other long-term receivables	294,985,136,546	519,733,136,546	(224,748,000,000)
Investing capital in other entities	255,065,280,829	30,317,280,829	224,748,000,000
Long-term investment held until maturity	126,683,215,148	-	126,683,215,148

Preparer



Dinh Thi Huyen

Chief Accountant



Nguyen Thi Phuong Nga

Hanoi, 30th July, 2026
General Director



Nguyen Van Phuong