



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

No/Số: 572/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.
Tel: +84-24-32.080.666 | Fax: 84-24-32.080.566
Website: www.haiphat.com.vn

**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 28 tháng 08 năm 2026
Hanoi, August 28, 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 giữa niên độ đã được soát xét cho kỳ báo cáo kết thúc ngày
30/06/2026, Báo cáo tài chính hợp nhất giữa niên độ đã được soát xét cho kỳ báo cáo kết
thúc ngày 30/06/2026 và Công văn số 571/HP-TCKT ngày 28/08/2026 về việc giải trình
chênh lệch lợi nhuận Báo cáo tài chính giữa niên độ đã được soát xét năm 2026 so với
cùng kỳ năm 2025.

- Reviewed interim separate financial statements for the six-month period ended June 30,
2026; Reviewed interim consolidated financial statements for the six-month period ended



June 30, 2026; and Official letter No 571/HP-TCKT dated August 28, 2026 regarding providing explanations on the variance in profit of the reviewed interim financial statements for 2026 compared with the same period in 2025.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/08/2026 tại đường dẫn: <http://www.haiphat.com.vn> mục Quan hệ cổ đông/This information was disclosed on the Company's website on August 28, 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 giữa niên độ đã được soát xét năm 2026/Reviewed interim separate financial statements for 2026;
- Báo cáo tài chính hợp nhất giữa niên độ đã được soát xét năm 2026/Reviewed interim consolidated financial statements for 2026;
- Công văn số 571/HP-TCKT ngày 28/08/2026/ Official Letter No 571/HP - TCKT dated 28/08/2026.

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



PHAN THỊ XUYẾN



HAI PHAT INVESTMENT JOINT STOCK COMPANY
REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS
For the period ended 30/6/2026



TABLE OF CONTENTS

<u>CONTENTS</u>	<u>Page(s)</u>
STATEMENT OF THE EXECUTIVE BOARD	2 - 3
REVIEW REPORT OF INTERIM SEPARATE FINANCIAL STATEMENTS	4
REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS	
Interim Separate Statement of Financial Position	5 - 6
Interim Separate Income Statement	7
Interim Separate Cash flow Statement	8 - 9
Notes to the Interim Separate financial statements	10 - 53

HAI PHAT INVESTMENT JOINT STOCK COMPANY

5th Floor, CT3 Building, The Pride, An Hung New Urban Area, Ha Dong Ward, Hanoi

STATEMENT OF THE EXECUTIVE BOARD

The Executive Board of Hai Phat Investment Joint Stock presents this report together with the Company's reviewed separate financial statements for the period ended 30th June 2026.

THE COMPANY

Hai Phat Investment Joint Stock Company (hereinafter referred to as the "the Company") formerly known as Hai Phat Construction - Tourism Joint Stock Company, is a Joint Stock Company is 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 subsequently received amended Business Registration Certificates, with the most recent change being the 19th (nineteen) on 25/06/2026 update of Company Address Due to Administrative Boundary Changes.

The Company's charter capital according to Business Registration Certificate No. 0500447004, the 19th (nineteen) change dated June 25, 2026 of the Company is VND 3,041,685,810,000 (*In words: Three trillion forty-one billion, six hundred and eighty-five million, eight hundred and ten thousand dong*)

The foreign name of the Company : HAI PHAT INVESTMENT JOINT STOCK COMPANY.

The Company's shares have been officially traded at the Ho Chi Minh City Stock Exchange ("HOSE") with the stock code HPX.

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

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

Members of Boards of Management, Supervisors and General Directors who held the Company during the period and at the date of this report are as follows:

Board of Management

Mr. Do Quy Hai	Chairman
Mr. Nguyen Van Phuong	Vice Chairman
Mr. Nguyen Van Dung	Vice Chairman
Mr. Le Thanh Hai	Member
Mr. Le Quang Vinh	Independent Member

Board of Supervisors

Mr. Chu Viet Hung	Head of the Board (Appointed from 04/05/2026)
	Member (Dismissed from 04/05/2026)
Mr. Do Manh Quan	Member (Appointed from 04/05/2026)
	Head of the Board (Dismissed from 04/05/2026)
Mr. Le Manh Hung	Member

Board of General Directors

Mr. Nguyen Van Phuong	General Director
Mr. Nguyen Viet Duc	Deputy General Director
Mr. Nguyen Ngoc Tham	Deputy General Director
Mr. Le Thanh Hai	Deputy General Director

HAI PHAT INVESTMENT JOINT STOCK COMPANY

5th Floor, CT3 Building, The Pride, An Hung New Urban Area, Ha Dong Ward, Hanoi

STATEMENT OF THE EXECUTIVE BOARD (Continued)

SUBSEQUENT EVENTS

According to the Executive Board, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the accompanied interim separate financial statements.

AUDITORS

The Company's interim separate financial statements for the period ended 30th June 2026 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

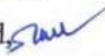
THE EXECUTIVE BOARD'S RESPONSIBILITY

The Company's Executive Board is responsible for preparing the interim separate financial statements, which give a true and fair view of the financial position of the Company as at 30/06/2026 as well as of its interim separate income and interim separate cash flows statements for the period then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of interim separate financial statements. In preparing these interim separate financial statements, the Executive Board is required to :

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- Design, implement and maintain an effective system of internal control for the purpose of properly preparing and presenting the Interim Separate Financial Statements, in order to limit errors and frauds;
- Prepare the interim financial separate statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Executive Board is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim separate financial statements comply with prevailing Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and relevant legal regulations relating to preparation and presentation of the interim separate financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps to prevent and detect frauds together with other irregularities.

The Executive Board confirms that the Company has complied with the above requirements in preparing the interim separate financial statements.

On behalf of the Executive Board, 



Nguyen Van Phuong
General Director

(Authorization Letter No. 29/UQ-HP dated July 30, 2026)
Hanoi, 26 August 2026

No: 418/2026/BCSX-CPA VIETNAM-NV2

REVIEW REPORT OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: **Shareholders**
The Boards of Management, Supervisors and Executive Board
Hai Phat Investment Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Hai Phat Investment Joint Stock Company, prepared on 26 August 2026 from page 05 to page 53, including the Interim Separate Statement of Financial Position as at 30th June 2026, and the Interim Separate Income Statement, and Interim Separate Cash flows Statement for the period ended 30th June 2026, and Notes to the Interim Separate Financial Statements

The Executive Board's responsibility

The Executive Board is responsible for the preparation and fair presentation of the separate interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and other prevailing legal regulations relating to the preparation and presentation of separate interim financial statements; and for establishing and maintaining such internal control as the Executive Board determines necessary to ensure that the preparation and presentation of the interim separate financial statements are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnam Standards of review service contract No. 2410 - Review of interim financial information performed by the Company's independent auditors.

The review of interim Separate financial information includes the interviews of people who are responsible for the financial and accounting matters, and performance of other analytical and review procedures. Basically, a review has a narrower scope than that of an audit in accordance with the Vietnam Auditing Standards and consequently, it does not allow us to gain assurance that we will be aware of all material issues that may be discovered during an audit. Accordingly, we do not express an audit opinion.

Auditors' conclusions

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements, in all material respects, does not give a true and fair view of the financial position of the Company as at 30th June 2026 and the results of its interim separate income statements and interim separate cash flows statements for the period then ended, in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

**Vu Ngoc An****Deputy General Director**

Certificate of registration of auditing practice:

No. 0496-2023-137-1

Authorisation letter No.01/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED**A member firm of INPACT**

Hanoi, 26 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30th June 2026

ASSETS	Code	Note	30/6/2026	01/01/2026
			VND	(Restated) VND
A - CURRENT ASSETS (100 = 110+120+130+140+160)	100		3,624,805,958,329	4,101,826,489,619
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 investments	120		143,261,275,295	77,508,985,548
1. Trading securities	121	5.2.a	56,180,000,000	-
2. Allowances for decline in value of trading securities	122	5.2.a	(2,544,000,000)	-
3. Short - term held to maturity Investments	123	5.2.b	89,625,275,295	77,508,985,548
III. Short- term receivables	130		1,378,104,354,134	1,864,235,914,748
1. Short-term receivables from customers	131	5.3	116,872,374,536	67,738,034,875
2. Prepayments to sellers in short-term	132	5.4	1,067,808,389,107	1,110,451,489,200
5. Other short-term receivables	135	5.5	312,581,547,867	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 deferred 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 - LONG-TERM ASSETS (200=210+220+240+260+270)	200		4,197,132,893,129	4,188,482,683,837
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	5.10	-	-
- Historical Costs	228		30,000,000	30,000,000
- Accumulated amortization	229		(30,000,000)	(30,000,000)
IV. Investment properties	240	5.11	341,386,198,083	416,896,642,636
1. Historical Costs	241		445,615,879,306	521,621,798,713
2. Accumulated depreciation	242		(104,229,681,223)	(104,725,156,077)
VI. Long-term investments	260	5.2	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. Long - term held to maturity Investments	265	5.2.b	186,823,919,792	126,683,215,148
VI. Other Long-term assets	270		3,958,076,250	6,421,113,649
1. Long-term deferred expenses	271	5.8	3,958,076,250	6,421,113,649
TOTAL ASSETS (270 = 100+200)	280		7,821,938,851,458	8,290,309,173,456

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30th June 2026

	Code	Note	30/6/2026 VND	01/01/2026 (Restated) VND
RESOURCES				
C- LIABILITIES (300=310+330)	300		4,311,919,934,585	4,805,156,745,587
I. Short-term liabilities	310		2,705,960,907,396	3,472,082,601,981
1. Short-term trade payables	311	5.12	152,484,542,539	215,274,236,248
2. Short-term prepayments from customers	312	5.13	329,920,644,041	273,465,960,256
4. Short-term Taxes and other payables to State budget	314	5.14	102,583,700,723	99,371,278,602
5. Payables to employees	315		2,529,675,852	4,617,983,474
6. Short-term accrued expenses	316	5.15	95,225,371,323	84,863,367,485
10. Other short-term payments	320	5.16	1,024,293,613,715	1,689,401,325,318
11. Short-term borrowings and finance lease liabilities	321	5.17	946,902,693,823	1,052,277,185,218
13. Bonus and welfare funds	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	5.16	1,144,953,370,500	877,429,700,000
9. Long-term borrowings and finance lease liabilities	339	5.17	461,005,656,689	455,644,443,606
D- OWNERS' EQUITY	400	5.18	3,510,018,916,873	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		407,346,306,873	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		24,866,489,004	80,218,345,540
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		7,821,938,851,458	8,290,309,173,456

Preparer

Dinh Thi Huyen

Chief Accountant

Nguyen Thi Phuong Nga

Hanoi, 26 August 2026

General Director

Nguyen Van Phuong



INTERIM SEPARATE INCOME STATEMENT

For the period ended 30th June 2026

ITEMS	Code	Note	For the period ended 30/6/2026	For the period ended 30/6/2025
			VND	VND
1. Revenues from sales and services rendered	01	6.1	550,164,595,383	529,948,282,585
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered (10 = 01-02)	10	6.1	550,164,595,383	529,948,282,585
4. Cost of goods and services	11	6.2	387,527,187,594	352,556,144,139
5. Gross revenues from sales and services rendered (20 = 10-11)	20		162,637,407,789	177,392,138,446
6. Gain/(loss) on sale and disposal of investment properties	21		-	-
7. Financial income	22	6.3	12,717,647,531	27,322,121,954
8. Financial expenses	23	6.4	77,369,569,300	104,877,359,243
<i>In which: interest expenses</i>	24		73,788,805,921	104,258,344,195
9. Selling expenses	25	6.5	13,263,684,598	902,225,914
10. General administrative expenses	26	6.5	38,014,958,151	42,860,125,818
11. Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}	30		46,706,843,271	56,074,549,425
12. Other income	31	6.6	36,000,002	700,797,240
13. Other expenses	32	6.6	1,989,215,016	1,240,599,781
14. Other profits (40 = 31-32)	40	6.6	(1,953,215,014)	(539,802,541)
15. Total net profit before tax(50 = 30+40)	50		44,753,628,257	55,534,746,884
16. Current corporate income tax expenses	51	6.7	18,327,139,253	23,445,306,981
17. Deferred corporate income tax expenses	52		-	-
18. Profits after corporate income tax (60 = 50-51-52)	60		26,426,489,004	32,089,439,903

Preparer



Dinh Thi Huyen

Chief Accountant



Nguyen Thi Phuong Nga

Hanoi, 26 August 2026

General Director



Nguyen Van Phuong

INTERIM SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the period ended 30th June 2026

ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
I. Net cash flows from operating activities				
1. Profit before tax	01		44,753,628,257	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		18,207,277,375	25,000,000,000
- Gains (losses) on investing activities	05		(12,207,547,113)	(27,322,121,954)
- Interest expenses	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		502,152,978,369	(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 deferred expenses	12		(33,001,022,155)	3,382,300,839
- Increase (decrease) in trading securities	13		(56,180,000,000)	-
- Interest paid	14		(52,154,957,863)	(43,712,615,906)
- Corporate 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 cashflow from investing activities	30		(107,214,017,278)	(31,960,320,339)

INTERIM SEPARATE CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the period ended 30th June 2026

ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		542,585,781,572	353,099,813,200
4. Repayment of financial principal	34		-642,599,059,884	(719,107,285,121)
<i>Net cashflow from financing activities</i>	40		(100,013,278,312)	(366,007,471,921)
Net cashflow during the period (50 = 20+30+40)	50		26,143,697,313	54,762,287,534
Cash and cash equivalents at beginning of period	60	5.1	311,751,464,999	960,913,098
Cash and cash equivalents at end of period (70 = 50+60+61)	70	5.1	337,895,162,312	55,723,200,632

Preparer



Dinh Thi Huyen

Chief Accountant



Nguyen Thi Phuong Nga

Hanoi, 26 August 2026

General Director



Nguyen Van
Phuong

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

1. GENERAL INFORMATION

1.1 Structure of ownership

Hai Phat Investment Joint Stock 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 subsequently received amended Business Registration Certificates, with the most recent change being the 19th (nineteen) on 25/06/2026 update of Company Address Due to Administrative Boundary Changes.

The Company's charter capital according to Business Registration Certificate No. 0500447004, the 19th (nineteen) change dated June 25, 2026 of the Company is VND 3,041,685,810,000 (*In words: Three trillion forty-one billion, six hundred and eighty-five million, eight hundred and ten thousand dong*)

The foreign name of the Company : HAI PHAT INVESTMENT JOINT STOCK COMPANY.

The Company's shares have been officially traded at the Ho Chi Minh City Stock Exchange ("HOSE") with the stock code HPX.

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

1.2 Operating industry and principal activities

Operating industry: Construction of residential buildings; construction of railways and roads; construction of other civil engineering works; installation of electrical systems; sewerage and wastewater treatment; demolition; site preparation; other specialized construction activities; architectural and related technical consultancy services; installation of water supply and drainage systems, heating systems and air-conditioning; installation of other construction systems; completion of construction works; real estate business, including land use rights owned, leased or sub-leased; general wholesale; other retail activities not elsewhere classified; other business support service activities not elsewhere classified; urban and intercity road passenger transport (except bus transport); other road passenger transport; road freight transport; inland waterway passenger transport; inland waterway freight transport; short-stay accommodation services; restaurants and mobile food service activities; investment consultancy activities (excluding legal and financial consultancy); project management consultancy activities; entrusted supervision services on the basis of fees and contracts (CPC code 8660); manufacture of builders' carpentry and joinery; manufacture of other products of wood; manufacture of products of bamboo, rattan, straw, plaiting materials; manufacture of electric motors, generators, transformers, distribution and control apparatus; manufacture of wiring and wiring devices; manufacture of electric lighting equipment; manufacture of domestic electrical appliances; manufacture of jewellery and related articles.

Principal activities of the Company during the period: Real estate business; construction of residential buildings; construction of civil engineering works; management and operation of post-investment assets; and other business activities in accordance with the Business Registration Certificate.

1.3. Production and business cycle

The Company's normal production and business cycle is 12 months.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTSFor the period ended 30th June 2026**1.4 Structure of business**As at 30th June 2026, the Company has subsidiaries, joint ventures and associates as follows:

No	Name	Address	Major business lines	Capital contribution ratio	Voting Ratio	Benefit ratio
I Subsidiaries						
1	Hai Phat - Binh Thuan One Member Company Limited	Lam Dong	Real estate investment and business; Rental service	100%	100%	100%
2	Heritage Real Estate Viet Nam One Member Company Limited	Hue	Real estate business	100%	100%	100%
3	Ruby Land Investment And Development One Member Company Limited	Ha Noi	Business and development of real estate projects	100%	100%	100%
4	Sapphire Invest Co.,Ltd	Ha Noi	Financial services support	100%	100%	100%
5	Topaz Pm Viet Nam Investment And Development One Member Company	Ha Noi	Architectural consulting activities, Project management consulting	100%	100%	100%
6	Diamond IC One Member Company Limited	Ha Noi	Investment consulting activities	100%	100%	100%
7	Peninsula Mai Pha Company Limited	Lang Son	Investing in real estate business	70%	70%	70%
8	Opal International Planning And Investment Consultation Joint Stock Company	Ha Noi	Investment consulting activities	65%	65%	65%
9	HP An Phat Investment Company Limited (*)	Ha Noi	Real estate investment and business	99%	99%	99%
10	Quang Anh Infrastructure Development And Investment Joint Stock Company (Indirect subsidiary through HP An Phat Investment Company Limited) (**)	Ha Noi	Real estate investment and business		99%	98%
11	Greenland Holdings Investment Joint Stock Company (***)	Ha Noi	Real estate investment and business	20%	60%	59.2%
II Associates						
1	BT Ha Dong Limited Company	Ha Noi	Construction and completion of construction projects	50%	50%	50%
2	Holdings Greenland Investment Joint Stock Company (*)	Bac Ninh	Investing in real estate business	48.5%	48.5%	48.5%

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

1.4 Structure of business (Continued)

(*): The Company became the parent company of HP An Phat Investment Company Limited from 12 June 2026 pursuant to the capital contribution transfer agreements entered into with individual shareholders (details are presented in Note 5.2).

(**): HP An Phat Investment Company Limited holds 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 interests:

Hai Phat Investment Joint Stock Company directly holds 20% of the charter capital of Greenland Holdings Investment Joint Stock Company.

Quang Anh Infrastructure Investment and Development Joint Stock Company holds 40% of the charter capital of Greenland Holdings Investment Joint Stock Company.

1.5 Number of employees at the end of the accounting period

The total number of employees of the Company as at 30/06/2026 was 90 employees (as at 31/12/2025: 77 employees).

1.6 Statements for the compliance with Accounting Standards and System

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime. This Circular supersedes the Corporate Accounting Regime promulgated together with Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 1 January 2026..

The Company has adopted the guidance under Circular No. 99/2025/TT-BTC with effect from 1 January 2026. Where the application of this Circular results in changes to the presentation of the financial statements, the Company has restated or reclassified the comparative information, where applicable, in accordance with the relevant regulations. Accordingly, the accounting information and figures presented in these separate interim financial statements are comparable, having been prepared and presented on a consistent basis.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting period

The Company's financial year begins on 1st January and ends on 31st December.

The Company's interim separate financial statements are prepared for the accounting period from 30th June 2026.

Currency used in accounting

The accompanying interim separate financial statements, are expressed in Vietnam Dong (VND).

3. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

Applied accounting standards

The Company adopts the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance..

Statements for the compliance with Accounting Standards and System

The Company affirms its full compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and all relevant legal regulations in the preparation and presentation of the interim separate financial statements.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of interim separate financial statements

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

These accompanying interim separate financial statements are those of the Company only and therefore do not include the interim financial statements of its subsidiaries. Users of these interim separate financial statements should read them in conjunction with the Company's interim consolidated financial statements for the six-month period ended 30th June 2026 in order to obtain complete information on the Company's interim separate financial position, interim separate income statements and interim separate cash flows statements.

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

Accounting Estimates

The preparation of the interim separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises, and other relevant legal regulations requires the Executive Board to make estimates and assumptions that affect the reported amounts of receivables, assets, and the disclosure of contingent liabilities and assets at the date of the interim separate financial statements, as well as the reported amounts of revenues and expenses during the accounting period. Actual results may differ from these 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

Trading securities

Trading securities are financial instruments held by the Company for trading purposes or classified as trading securities in accordance with prevailing regulations.

Upon initial recognition, trading securities are measured at the fair value of the consideration paid at the transaction date. Directly attributable transaction costs incurred in acquiring trading securities are recognized as finance costs in the period.

Provision for diminution in value of trading securities: The Company makes provision for potential impairment losses when there is reliable evidence indicating that the market value of trading securities held by the Company has decreased compared to their carrying amount.

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 with original maturities of more than 3 months, held-to-maturity loans

Held-to-maturity investments are initially recognized at cost and are subsequently measured at their carrying amount, net of any impairment allowance (if any). Any impairment allowance for held-to-maturity investments is presented separately in the Statement of Financial Position.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial investments (Continued)

Investments in Subsidiaries, Joint Venture Companies and other investments

Investments in Subsidiaries and Joint Venture Companies in which the Company holds control, and investments in Associate Companies and Joint Ventures in which the Company has significant influence are presented as follows: Cost method on separate financial statements.

Profit distributions that the Company receives from the accumulated profits of its Subsidiaries after the date the Company takes control are recorded in the Company's operating results for the year. Other distributions are considered returns of investments and are subtracted from the investment value.

Profit distributions that the Company receives from the accumulated profits of affiliated companies after the date the Company takes control are recorded in the Company's operating results for the period. Other distributions are considered returns of investments and are subtracted from the investment value.

Investments in Subsidiaries and Associate Companies are presented in the Statement of Financial Position at original cost minus provisions for depreciation (if any).

Other investments:

Recorded using the cost method, including purchase price and directly attributable costs. After initial recognition, these investments are determined at cost less provision for investment devaluation.

For business cooperation contracts (BCC) that are not subject to joint control:

Where the Company is the contributing party: Cash contributions and assets contributed under a BCC are recognized as other investments in the Company's Financial Statements.

Where the Company is the receiving party: Cash contributions and assets received under a BCC are recognized as liabilities in the Company's Financial Statements..

Allowance for loss of investments

Trading securities: An allowance for diminution in value is determined based on the difference between the cost and the fair value of the securities at the reporting date.

Held-to-maturity investments: An impairment allowance is recognized when there are indications or objective evidence that part or all of the investment may not be recoverable in accordance with the agreed contractual terms.

Investments in subsidiaries, associates, other entities and other investments: An impairment allowance is recognized when there are indications or objective evidence that an investment is impaired at the reporting date. The amount of the impairment loss is determined in accordance with the prevailing accounting regulations, taking into account the nature of each investment.

For investees that are parent companies, the basis for determining the impairment allowance is the consolidated financial statements of the investee..

Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at their carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is recognized when there is any indication or evidence that the Company is unable or unlikely to recover its receivables in accordance with prevailing accounting regulations.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at their carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is recognized when there is any indication or evidence that the Company is unable or unlikely to recover its receivables in accordance with prevailing accounting regulations.

Inventories

Inventories are determined on the basis of the lower of cost and net realizable value. The cost of inventory includes the cost of direct materials, direct labor and manufacturing overhead, if any, to bring the inventory to its present location and condition. Net realizable value is determined by the estimated selling price minus the estimated costs to complete the product and incurred marketing, sales and distribution costs.

Inventories are accounted for using the regular declaration method and priced using the weighted average method (For inventories comprising real estate properties, the specific identification method is applied.).

The Company's inventory devaluation provision is made when there is reliable evidence of a decline in net realizable value compared to the original cost of inventory

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 on a straight-line basis over their estimated useful lives. Details are as follows:

	<u>Years</u>
Machinery and equipment	03 - 05
Transmission means of transport	06
Equipment, management tools	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 period.

Intangible fixed assets and Amortization

Intangible fixed assets represent the value of computer software and are presented at cost less accumulated depreciation.

The historical cost of an intangible fixed asset is all the costs that the Company must spend to acquire the intangible fixed asset up to the time the asset is put into a ready-to-use state.

Computer software is amortized using the straight-line method over a period of 3 years. As of 30/06/2026, the Company's intangible fixed assets have been fully amortized.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investment properties

The Company's investment real estate includes the commercial floor area of the Company's real estate projects 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 an investment property comprises all expenditures (cash and cash equivalents) incurred by the Company, or the fair value of other consideration given in exchange, to acquire or construct the investment property up to the date the acquisition is completed or the construction of the investment property is finished.

Subsequent expenditures relating to an investment property incurred after initial recognition are recognized as expenses in the period in which they are incurred, unless it is probable that such expenditures will enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance. In such cases, the expenditures are capitalized as part of the cost of the investment property..

Rental investment properties are depreciated using the straight-line method over their estimated useful lives, specifically as follows:

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

Liquidation: Gains and losses from the disposal of investment property are determined by the difference between the net proceeds from disposal and the carrying amount of the investment property and are recorded as income or expense in the interim separate income statement.

Lease classification

The determination of whether an agreement qualifies as a lease is based on the substance of the agreement at the commencement date: whether the execution of the agreement depends on the use of a specific asset and whether the agreement conveys the right to use that asset.

A lease is classified as a finance lease if, under the lease agreement, the lessor transfers substantially all the risks and rewards incidental to ownership of the leased asset to the lessee. All other leases are classified as operating leases.

In the case where the Company is the lessee

Lease payments under operating lease agreements are recognized in the interim separate income statement on a straight-line basis over the lease term.

In cases where the Company is the lessor

Assets under operating lease agreements are recognized as investment property on the interim separate Statement of Financial Position. Initial direct costs incurred in negotiating an operating lease are recognized in the interim separate income statement when incurred.

Income from operating lease payments is recognized in the interim separate income statement on a straight-line basis 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 relevant service fees, interest fees.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounting Policy for Deferred Expenses

Deferred expenses comprise actual expenditures incurred that relate to the operating results of multiple accounting periods. The Company's deferred expenses include the following:

Tools and supplies

Tools and equipment already put into use are allocated to expenses using the straight-line method with an allocation period of no more than 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 are of great value. 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: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Company
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

At the end of the accounting period, the Company re-translates the outstanding balances of these foreign currency-denominated monetary liabilities using the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly conducts transactions..

Accounting Policy for Dividends and Profit Distribution Payables

Dividends are recognized as liabilities when the Company's Board of Directors issues the dividend declaration and the Vietnam Securities Depository and Clearing Corporation (VSDC) announces the record date for determining shareholders entitled to receive the dividends.

Loans

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 monitors loan amounts in details by each type and classifies them into short-term and long-term according to repayment term.

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

Recognition and capitalization of Borrowing costs

All interest costs are recorded in the Income Statement when incurred, unless capitalized in accordance with the provisions of Accounting Standards "Borrowing costs".

During the period, VND 7.77 billion of borrowing costs was capitalized into construction in progress (compared to VND 10.28 billion capitalized during the interim accounting period ended June 30, 2025)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accrued expenses

Actual costs that have not been spent but are deducted in advance into production and business costs in the period to ensure that when actual costs arise do not cause sudden changes in production and business costs on the basis of ensuring the principle of match between revenue and costs.

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;

Owners' equity

Owner's investment capital is recorded according to the owner's actual contributed capital.

Share premium is recorded according to the larger/or smaller difference between the actual issuance price and the par value of shares when issuing shares for the first time, issuing additional shares or re-issuing treasury shares.

Undistributed after-tax profit is the amount of profit from the business's activities after deducting adjustments due to retroactive application of accounting policy changes 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 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 Statement of Financial Position 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 Statement of Financial Position date;
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service

Revenue from the sale of real estate

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.

Revenue of operating lease

Revenue of operating lease is recognized on a straight-line basis over the lease term. Rental payments received in advance of many periods are recognized to revenue in accordance with the lease term.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

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 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

Cost of goods sold and services rendered represents the total costs incurred for services and investment properties during the period, in accordance with the matching principle. Abnormal amounts of inventory costs are recognised immediately in cost of sales.

Financial expenses

Finance costs reflect expenses incurred during the period, primarily including:

- Losses related to financial investment activities;
- Borrowing costs: Recognised monthly based on the outstanding loan amount, applicable interest rate and actual number of days outstanding.

Corporate income tax expense

Corporate income tax expenses: is total current and deferred income tax expenses (in determining profit or loss of 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.

The company is obliged to pay corporate income tax at a tax rate of 20% on taxable income, except for business activities under the Phu Lam social housing urban area project that enjoy preferential corporate income tax rates. Incentive is 10% for implementing 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 Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	30/6/2026	01/01/2026
	VND	VND
Cash on hand	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 Bank deposits:

	30/6/2026	01/01/2026
	VND	VND
Bao Viet Joint Stock Commercial 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

For the period ended 30th June 2026

a. **Trading securities**

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Fair value	Allowances	Original cost	Fair value	Allowances
Shares	56,180,000,000	53,636,000,000	-2,544,000,000	-	-	-
Hoang Quan Consulting - Trading - Service Real Estate Corporation	56,180,000,000	53,636,000,000	(2,544,000,000)	-	-	-
Total	56,180,000,000	53,636,000,000	-2,544,000,000	-	-	-

Trading securities include 21,200,000 HQC shares, which are subject to transfer restrictions until 30 March 2027. The fair value of these shares is determined based on the number of shares held by the Company multiplied by the closing market price of the shares on the stock exchange as of the end of the reporting period.

b. Held to maturity investments

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Fair value	Allowances	Original cost (Restated)	Fair value	Allowances
Short-term	89,625,275,295	89,625,275,295	-	77,508,985,548	77,508,985,548	-
<i>Term deposits (1)</i>	<i>7,015,522,932</i>	<i>7,015,522,932</i>	<i>-</i>	<i>6,963,262,478</i>	<i>6,963,262,478</i>	<i>-</i>
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh Branch.	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	500,000,000	500,000,000	-	500,000,000	500,000,000	-
Borrowings	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 Investment Development JSC (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 INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.2 Financial investments (Continued)

b. Held to maturity investments (Continued)

	30/06/2026 (VND)			01/01/2026 (VND)		
	Original cost	Fair value	Allowances	Original cost (Restated)	Fair value	Allowances
<i>Others investment</i>	36,102,505,363	36,102,505,363	-	28,776,836,070	28,776,836,070	-
Ky Son Green Investment Development JSC	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 Trading And Construction Investment Joint Stock Company	5,275,272,465	5,275,272,465	-	1,668,531,191	1,668,531,191	-
Thien Hoa Land Joint Stock Company	4,973,486,040	4,973,486,040	-	4,973,486,040	4,973,486,040	-
Hai Phat Real Estate Investment And Business 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	-
<i>Borrowings</i>	<i>186,823,919,792</i>	<i>186,823,919,792</i>	-	<i>126,683,215,148</i>	<i>126,683,215,148</i>	-
Thanh Nhan Trading And Construction 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 Investment And 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 INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.2 Financial investments (Continued)

- (1): As at 30 June 2026, the balance represented fixed-term deposits with commercial banks with original maturities ranging from 6 to 12 months, bearing interest rates ranging from 4.2% to 5.4% per annum (as at 31 December 2025: 4.2% to 6.7% per annum). As at 30 June 2026, fixed-term deposits amounting to VND 7.01 billion (31 December 2025: VND 4.8 billion) are currently pledged as collateral for loans from commercial banks.
- (2): Under Loan Agreement No. 2602/2026/HĐVV/HPX-ECL dated 26 February 2026, entered into between the Company and Eclipse Vietnam Joint Stock Company, the Company borrowed VND 20 billion for working capital purposes. The loan has a term of one year from the initial drawdown date and is unsecured.
- (3): Loan Agreement No. 14/2024/HĐVV/HPX-XKS dated May 20, 2024, and Appendix No. 01 dated July 26, 2024, signed with Ky Son Green Investment Development Joint Stock Company. Loan amount: VND 50,000,000,000. Purpose: to meet capital needs. Term: until October 31, 2026. Interest rate: 13% per annum. No collateral.
- (4): Under Loan Agreement No. 2904/2025/HĐVV/HPX-IWG dated 29 April 2025, entered into with IWG Hotel and Resort Joint Stock Company, the Company borrowed VND 4,345,000,000 for working capital purposes. The loan has a term of 11 months and bears interest at 13% per annum. No collateral.
- (5): Loan agreements with enterprises have a term of one year from the date of disbursement, bearing an interest rate of 13% per annum, for the purpose of meeting their funding requirements and without collateral.
- (6): Loan Agreement No. 04/2024/HĐVV/HPX-TN dated January 20, 2024 between the Company and Thanh Nhan Trading and Construction Investment Joint Stock Company. Loan amount: VND 60,000,000,000. Purpose: to meet capital needs. Term: until December 31, 2025, automatically renewable for an additional 12 months.
Loan Agreement No. 2904/HĐVV/HPX-TN dated 29 April 2026 entered into between the Company and Thanh Nhan Construction Investment and Trading Joint Stock Company. The loan amount is VND 43.4 billion, for the purpose of meeting the Company's funding requirements. The loan term is three years from the date of the first disbursement, with an interest rate of 13% per annum.
- (7): Loan Agreement No. 3101/2024/HĐVV/HPX-ECL dated January 31, 2024 between the Company and Eclipse Vietnam Joint Stock Company. Loan amount: VND 25,000,000,000. Purpose: to meet capital needs. Term: until December 31, 2025, automatically renewable for an additional 12 months. No collateral.
- (8): Loan Agreement No. 2301/2024/HĐVV/HPX-HPHOME dated January 23, 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 December 31, 2025, automatically renewable for an additional 12 months. No collateral.
Loan Agreement No. 0502/2026/HĐVV/HPX-HPHOME dated 5 February 2026 entered into between the Company and Hai Phat Real Estate Business Joint Stock Company. The loan amount is VND 50,000,000,000, for the purpose of meeting the Company's funding requirements. The loan term is 24 months for each loan without collateral.
- (9): Loan agreements with enterprises have a term until December 31, 2025, with an automatic extension of 12 months, bear interest at 13% per annum, for the purpose of meeting their funding requirements and without collateral.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.2 Financial investments (Continued)

c. Investments in equity of other entities

	Rate		30/06/2026 (VND)			01/01/2026 (VND)		
	Capital held	Voting rights	Original cost	Fair value	Provisions	Original cost (Restated)	Fair value	Provisions
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 (1)	100.0%	100.0%	750,000,000,000	750,000,000,000	-	750,000,000,000	750,000,000,000	-
Heritage Real Estate Viet Nam One Member Company Limited	100.0%	100.0%	250,000,000,000	250,000,000,000	-	250,000,000,000	250,000,000,000	-
Ruby Land Investment And Development	100.0%	100.0%	1,000,500,000,000	1,000,500,000,000	-	1,000,500,000,000	1,000,500,000,000	-
One Member Company Limited								
Sapphire Invest One Member Company Limited	100.0%	100.0%	795,000,000,000	795,000,000,000	-	795,000,000,000	795,000,000,000	-
Topaz Pm Viet Nam Investment And Development One Member Company Limited	100.0%	100.0%	5,000,000,000	5,000,000,000	-	5,000,000,000	5,000,000,000	-
Diamond Ic One Member Company Limited	100.0%	100.0%	5,000,000,000	5,000,000,000	-	5,000,000,000	5,000,000,000	-
Peninsula Mai Pha Company Limited (2)	70%	70%	198,330,400,000	198,330,400,000	-	198,108,200,000	198,108,200,000	-
Opal International Planning and Investment Consulting Joint Stock Company (3)	65%	65%	3,250,000,000	3,250,000,000	-	559,630,000	559,630,000	-
HP An Phat Investment Company Limited (4)	99%	99%	148,500,000,000	148,500,000,000	-	-	-	-
Investments in Associates			83,146,786,097	83,146,786,097	-	83,146,786,097	83,146,786,097	-
BT Hadong Limited Company	50.0%	50.0%	55,946,786,097	55,946,786,097	-	55,946,786,097	55,946,786,097	-
Greenland Holdings Investment Joint Stock Company (4)	20.0%	20.0%	27,200,000,000	27,200,000,000	-	27,200,000,000	27,200,000,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.2 Financial investments (Continued)

c. Investments in equity of other entities (Continued)

	Rate		30/06/2026 (VND)			01/01/2026 (VND)		
	Capital held	Voting rights	Original cost	Fair value	Provisions	Original cost (Restated)	Fair value	Provisions
Investments in other entities			130,317,280,829	130,317,280,829	-	255,065,280,829	255,065,280,829	-
HP Hospitality Nha Trang Company Limited	4.50%	4.50%	30,317,280,829	30,317,280,829	-	30,317,280,829	30,317,280,829	-
Investment in a BCC (Business Cooperation Contract) under which the Company does not have joint control but is entitled to benefits contingent upon the post-tax profit of the BCC			100,000,000,000	100,000,000,000	-	224,748,000,000	224,748,000,000	-
<i>Ky Son Green Investment Development Joint Stock Company (S)</i>			100,000,000,000	100,000,000,000	-	100,000,000,000	100,000,000,000	-
<i>Mrs. Do Dieu Linh</i>			-	-	-	20,500,000,000	20,500,000,000	-
<i>Solaris Viet Nam Investment Joint Stock Company</i>			-	-	-	104,248,000,000	104,248,000,000	-
Total			3,369,044,466,926	3,369,044,466,926	-	3,342,379,896,926	3,342,379,896,926	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.2 Financial investments (Continued)

c. Investments in equity of other entities (Continued)

- (1): The Company's entire capital contribution to this subsidiary is being used as collateral for a loan from Hai Phat - Binh Thuan One Member Company Limited.
- (2): The company contributes 70% of charter capital to Peninsula Mai Pha Company Limited according to Resolution No. 10/QĐ-HĐQT dated April 25, 2022 of the Board of Directors of Hai Phat Investment Joint Stock Company. The Company's charter capital is VND 510 billion, the value of committed capital contribution is VND 357 billion, equivalent to 70% of charter capital. The actual value of contributed capital as at 30/06/2026 is VND 198.33 billion
- (3): The Company contributed capital to establish Opal International Planning And Investment Consultation Joint Stock Company in accordance with Resolution No. 22/QĐ-HĐQT dated 07/11/2024 of the Board of Management of Hai Phat Investment Joint Stock Company. Accordingly, Hai Phat Investment Joint Stock Company contributed VND 3,250,000,000, accounting for 65% of the charter capital.
- (4): During the period, the Company acquired a 99% equity interest in HP An Phat Investment Company Limited pursuant to the following share transfer agreements:
- Transfer Agreement No. 01/2026/HĐCN, dated 8 June 2026, entered into with Mr. Pham Sy Lam, for the acquisition of a capital contribution with a par value of VND 76.5 billion, representing 51% of the charter capital, at a transfer price of VND 76.5 billion..
 - Transfer Agreement No. 02/2026/HĐCN, dated 8 June 2026, entered into with Mr. Tran Ngoc Tu, for the acquisition of a capital contribution with a par value of VND 72.0 billion, representing 48% of the charter capital, at a transfer price of VND 72.0 billion.
- The Company's entire equity interest in HP An Phat Investment Company Limited has been pledged as collateral for a loan obtained from Bao Viet Joint Stock Commercial Bank – Hanoi Branch, as disclosed in Note 5.17.
- (5): The receivable of VND 100 billion represents an amount due under an Investment Cooperation Agreement entered into with a corporate partner for the purpose of contributing capital to the development of a resort villa project in Phu Tho Province (formerly Hoa Binh Province). As at the reporting date, the project is in the investment and construction phase.

Significant transactions between the enterprise and its subsidiaries, joint ventures and associates during the period are presented in Note No. 7.1 - Notes to the Interim Separate Financial Statements.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.3 Receivables from customers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	116,872,374,536	-30,000,000,000	67,738,034,875	-30,000,000,000
Receivable from share transfer activities	30,000,000,000	-	30,000,000,000	-
<i>Dien Bien No.1 Construction Private Enterprise</i>	30,000,000,000	-30,000,000,000	30,000,000,000	-30,000,000,000
Receivables from real estate transfer activities	64,526,378,981	-	15,236,644,465	-
Receivables from leasing activities and other activities	22,345,995,555		22,501,390,410	
Total	116,872,374,536	-30,000,000,000	67,738,034,875	-30,000,000,000
<i>In which: Receivables from related parties (Details in Note 7.1)</i>	<i>722,319,276</i>	<i>-</i>	<i>722,319,276</i>	<i>-</i>

5.4 Repayments to suppliers

	30/06/2026 (VND)		01/01/2026 (VND) (Restated)	
	Book value	Provisions	Book value	Provisions
Short-term	1,067,808,389,107	(7,901,715,501)	1,110,451,489,200	(8,494,680,001)
Eclipse Viet Nam 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	(7,901,715,501)	131,812,962,744	(8,494,680,001)
Total	1,067,808,389,107	(7,901,715,501)	1,110,451,489,200	(8,494,680,001)
<i>In which: Repayments to related parties (Details in Note 7.1)</i>	<i>53,450,000,000</i>		<i>45,060,000,000</i>	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.5 Other receivables

	30/06/2026 (VND)		01/01/2026 (VND) (Restated)	
	Book value	Provisions	Book value	Provisions
Short-term	312,581,547,867	(81,256,241,875)	789,541,070,674	(65,000,000,000)
Deposit according to contract transfer (1)	35,787,577,393	-	28,171,274,000	-
Receivable according to cooperation contracts and minutes of agreement (2)	156,076,241,875	(81,256,241,875)	212,256,241,875	(65,000,000,000)
Receivable according to the liquidation minutes of the investment cooperation contract agreement (3)	20,500,000,000	-	524,000,000,000	-
Advance	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	-
Receivable under investment cooperation contracts (4)	294,985,136,546	-	294,985,136,546	-
Total	607,566,684,413	(81,256,241,875)	1,084,526,207,220	(65,000,000,000)
<i>In which: Other receivables from related parties (Details in Note 7.1)</i>	<i>3,140,779,353</i>	<i>-</i>	<i>3,140,779,353</i>	<i>-</i>

- (1): This is a deposit under an investment cooperation contract between the Company and a business partner for the purpose of acquiring a portion of the residential infrastructure development project in Dien Bien province. The project is currently in the investment and construction implementation phase.
- (2): A receivable of VND 156.08 billion from a corporate partner for the purpose of investing in, developing, managing, operating and conducting business in a real estate project in Lam Dong Province. The receivable is secured by 28,800,000 HQC shares.
- (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 product distribution contract for a real estate project in Me Linh, Hanoi, under an exclusive product distribution agreement for the project.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.6 Bad debts

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
Total value of receivables, loans that are overdue or not pass due but hardly recoverable;	193,977,957,376	74,820,000,000	250,750,921,876	147,256,241,875
<i>In which</i>	Out of date over 6 months	Out of date 1-2 years	Out of date 2-3 years	Out of date more than 3 years
Receivables from customers				
Dien Bien No.1 Construction Private Enterprise	-	-	-	30,000,000,000
Repayments to suppliers				
Others	-	-	-	7,901,715,501
Other receivables				
Hoang Quan Consulting - Trading - Service Real Estate Corporation	-	-	156,076,241,875	-
Total	-	-	156,076,241,875	37,901,715,501

5.7 Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Expenses for unfinished production and business	1,639,286,653,858	-	1,726,631,562,034	-
<i>Project Tuy Hoa, Phu Yen (1.4 hectares)</i>	201,369,387,562	-	201,369,387,562	-
<i>De Tham Cao Bang New Urban Area Project</i>	93,194,219,470	-	302,566,312,283	-
<i>Southern Urban Area Project, Bac Ninh Province</i>	347,874,087,313	-	238,309,028,463	-
<i>Commercial Housing Project, Lao Cai City</i>	875,977,672,723	-	864,583,204,256	-
<i>Others</i>	120,871,286,790	-	119,803,629,470	-
Finished goods	83,206,228,926	-	102,925,642,910	-
<i>Phu Lam Project</i>	68,705,671,101	-	88,425,085,085	-
<i>Urban area project km3,4 Hai Yen, Mong Cai, Quang Ninh</i>	14,500,557,825	-	14,500,557,825	-
Total	1,722,492,882,784	-	1,829,557,204,944	-

As at 30 June 2026, the inventories relating to the Southern Urban Area Project, Bac Ninh; De Tham Project, Cao Bang Province; Commercial Housing Project, Lao Cai City; and Hai Yen Project, Mong Cai 3, Quang Ninh Province were pledged as collateral for the Company's borrowings (Note 5.17) and for bank loans obtained by the investment cooperation partner under the relevant investment cooperation agreements (Note 5.16)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.8 Deferred expenses

	30/6/2026	01/01/2026
	VND	VND
Short-term	42,059,886,211	6,595,826,657
Brokerage costs relating to undelivered apartments	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, equipment	397,648,184	628,259,777
Office rental and repair expenses	3,560,428,066	5,792,853,872
Total	46,017,962,461	13,016,940,306

5.9 Tangible fixed assets

	Machinery, equipment	Transportation means	Office equipment	<i>Unit: VND</i> Total
HISTORY COST				
As at 01/01/2026	284,918,181	13,047,020,000	2,333,647,332	15,665,585,513
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
Depreciation		170,145,000	11,438,400	181,583,400
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

The remaining value of the pledged tangible fixed assets as at 30/06/2026 is VND 715,890,911 (as at 01/01/2026 is VND 787,480,001)

History cost of tangible fixed assets which are fully depreciated but still in use as at 30/06/2026 is VND 13,509,461,513 (as at 01/01/2026 is VND 13,509,461,513)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
For the period ended 30th June 2026

5.9 Tangible fixed assets (Continued)

The tangible fixed assets with an original cost exceeding 10% of the total tangible fixed assets are as follows:

Asset type and name	30/06/2026 (VND)			01/01/2026 (VND)		
	Historical costs	Accumulated depreciation	Net book value	Historical costs	Accumulated depreciation	Net book value
Motor vehicles	11,005,280,000	11,005,280,000	-	11,005,280,000	11,005,280,000	-
Mercedes-Benz automobile	11,005,280,000	11,005,280,000	-	11,005,280,000	11,005,280,000	-
Total	11,005,280,000	11,005,280,000	-	11,005,280,000	11,005,280,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.10 Intangible fixed assets

	<i>Unit: VND</i>	
	Computer software	Total
HISTORY COST		
As at 01/01/2026	30,000,000	30,000,000
As at 30/06/2026	30,000,000	30,000,000
ACCUMULATED AMORTIZATION		
As at 01/01/2026	30,000,000	30,000,000
As at 30/06/2026	30,000,000	30,000,000
NET BOOK VALUE		
As at 01/01/2026	-	-
As at 30/06/2026	-	-

The Company's intangible fixed assets still in use comprise Fast Accounting accounting software, with an original cost of VND 30,000,000 and accumulated amortization of VND 30,000,000.

5.11 Investment property

	<i>Unit: VND</i>			
	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 in 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 in 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 INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.11 Investment property (Continued)

The Company's investment properties as at 30/6/2026 include commercial floor areas within the Company's real estate projects Among them certain investment properties with Net book value of VND 5,567,011,144 (as at 01/01/2026 is VND 76,422,298,019) are being used as collateral for a corporate bond at commercial banks

The original cost and accumulated depreciation of investment properties for long-term lease with advance rental payments for multiple periods, where revenue is recognized in full at the time of receipt, amounted as at 30/6/2026 is VND 34,926,981,747 (as at 01/01/2026 is VND 34.926.981.747).

Revenue from investment property leasing during the year amounted to VND 5,561,683,856, with the corresponding cost of sales of VND 5,678,739,186.

In accordance with Vietnamese Accounting Standard No. 05 – Investment Property, the fair value of investment properties as at June 30, 2026 is required to be disclosed. However, the Company does not have sufficient information to determine the fair value of these properties as at the date of preparation of the interim separate Statement of Financial Position

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.11 Investment property (Continued)

The investment properties with an original cost exceeding 10% of the total investment properties are as follows:

Asset type and name	30/06/2026 (VND)			01/01/2026 (VND)		
	Historical costs	Accumulated depreciation	Net book value	Historical costs	Accumulated depreciation	Net book value
Buildings, structures	272,950,582,429	38,635,372,352	234,315,210,077	272,950,582,429	35,905,866,530	237,044,715,899
Basement of the HP Plaza Project - Buildings, structures	215,687,500,884	27,755,386,878	187,932,114,006	215,687,500,884	25,598,511,870	190,088,989,014
The Pride Project Basement - Buildings, structures	57,263,081,545	10,879,985,474	46,383,096,071	57,263,081,545	10,307,354,660	46,955,726,885
Total	272,950,582,429	38,635,372,352	234,315,210,077	272,950,582,429	35,905,866,530	237,044,715,899

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.12 Trade payables

	30/6/2026 VND	01/01/2026 VND
Short-term	152,484,542,539	215,274,236,248
Song Hong No I Construction Joint Stock Company	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 Investment Construction And Trading Joint Stock Company	16,240,714,736	19,240,714,736
Hai Phat Real Estate Investment And Business 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

In which:

Payables to related parties (Details in Note 7.1)	6,301,959,608	3,845,820,513
---	----------------------	----------------------

5.13 Prepayments from customers

	30/6/2026 VND	01/01/2026 VND
Short-term	329,920,644,041	273,465,960,256
Buyers pay in advance for real estate projects (*)	329,599,275,752	273,144,591,967
Others	321,368,289	321,368,289
Total	329,920,644,041	273,465,960,256

(*): This represents amounts received in advance from customers for the Company's real estate projects in which it is investing and conducting business, mainly the South Urban Area Project, Bac Ninh and the Commercial Residential Project, Lao Cai City.

5.14 Taxes and payables to the State Treasury

	01/01/2026 VND	Additions VND	Paid VND	30/6/2026 VND
Payables	99,371,278,602	36,458,171,445	33,245,749,324	102,583,700,723
Short-term	99,371,278,602	36,458,171,445	33,245,749,324	102,583,700,723
VAT	29,732,453,062	12,579,170,412	13,890,655,385	28,420,968,089
Corporate income tax	60,081,294,568	18,696,268,726	10,635,875,787	68,141,687,507
<i>Current corporate income tax</i>	<i>60,081,294,568</i>	<i>15,391,439,493</i>	<i>7,331,046,554</i>	<i>68,141,687,507</i>
<i>Provisional CIT on Advance Receipts from Real Estate Sales</i>	<i>-</i>	<i>3,304,829,233</i>	<i>3,304,829,233</i>	<i>-</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
Fee, charges and other payables	2,280,482,139	1,740,793,751	1,740,793,751	2,280,482,139

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.15 Accrued expenses

	30/6/2026 VND	01/01/2026 VND
Short-term	95,225,371,323	84,863,367,485
Interest expenses	63,625,194,670	52,298,258,828
Advance deduction of interest rate support costs	3,802,635,713	3,884,291,286
Accrued expenses for Phu Lam Project	26,482,056,155	27,013,639,594
Others	1,315,484,785	1,667,177,777
Total	95,225,371,323	84,863,367,485
<i>In which: Accrued expenses to related parties (Details in Note 7.1)</i>	<i>2,538,592,878</i>	<i>2,148,897,399</i>

5.16 Other payables

	30/6/2026 VND	01/01/2026 VND
Short-term	1,024,293,613,715	1,689,401,325,318
Trade Union fees	2,253,374,194	2,419,041,430
Social insurance	169,495,000	-
Health insurance	30,509,100	-
Unemployment insurance	13,559,600	-
Other payables	1,021,826,675,821	1,686,982,283,888
Centralized management payables (1)	568,705,105,438	1,114,348,826,001
Apartment maintenance fund	76,671,158,232	76,168,890,120
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 at Phu Lam project (2)	42,109,505,562	55,914,840,190
Others	36,427,389,393	28,935,261,077
Long-term	1,144,953,370,500	877,429,700,000
Other payables	1,144,953,370,500	877,429,700,000
Payable according to the investment cooperation contract (3)	762,900,000,000	877,429,700,000
Project distribution deposit (4)	382,053,370,500	-
Total	2,169,246,984,215	2,566,831,025,318
<i>In which,</i>		
<i>Payables to related parties (Details in Note 7.1)</i>	<i>611,637,713,049</i>	<i>1,235,941,826,001</i>

- (1) This is representing amounts payable related to the Company's centralized cash management with its subsidiaries and indirect subsidiaries.
- (2) Deposits received from customers under social housing lease agreements for the Social Housing Urban Area Project in Phu Luong Ward, Ha Dong District, Hanoi City.
- (3) The payable amounting to VND 762.9 billion relates to two business cooperation agreements for real estate development projects in Cao Bang Province and Bac Ninh Province entered into with a corporate partner. The Company has pledged the inventories of these two projects as collateral for bank loans obtained by the corporate partner.
- (4) The payable amounting to VND 382.05 billion relates to a deposit agreement in connection with the marketing, distribution, and guaranteed sales of products for a project located in Tuy Hoa Ward, Dak Lak Province, entered into with a corporate partner.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.17 Borrowings and finance lease liabilities

	30/6/2026	Increases	Decreases	<i>Unit: VND</i> 01/01/2026
	VND	VND	VND	VND
Short-term borrowings	946,902,693,823	412,224,568,489	517,599,059,884	1,052,277,185,218
Bank loans (1)	51,922,674,009	21,243,524,009	23,984,803,884	54,663,953,884
Short-term bank loan	11,774,328,009	21,243,524,009	21,874,457,884	12,405,261,884
Long-term bank loan is due for repayment	40,148,346,000	-	2,110,346,000	42,258,692,000
Maturity of long-term bonds (2)	-	-	375,000,000,000	375,000,000,000
Prime Land Joint Stock Company (3)	307,408,500,000	259,226,000,000	8,955,500,000	57,138,000,000
Viet Nam Construction And Import - Export Joint Stock Corporation (4)	105,440,563,104	-	-	105,440,563,104
Ta Thi Lien (5)	234,076,574,566	127,600,000,000	98,000,000,000	204,476,574,566
Others (6)	248,054,382,144	4,155,044,480	11,658,756,000	255,558,093,664
Long-term borrowings	461,005,656,689	130,361,213,083	125,000,000,000	455,644,443,606
Bank loans (1)	461,005,656,689	130,361,213,083	-	330,644,443,606
Bonds (2)	-	-	125,000,000,000	125,000,000,000
Total	1,407,908,350,512	542,585,781,572	642,599,059,884	1,507,921,628,824
<i>In which:</i>				
<i>Short-term borrowings from Related parties</i> <i>(Details in Note 7.1)</i>	<i>5,239,000,000</i>	<i>-</i>	<i>-</i>	<i>5,239,000,000</i>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.17 Borrowings and finance lease liabilities (Continued)

(1) Bank loans

	30/6/2026 VND	Increases VND	Decreases VND	01/01/2026 VND
Short-term bank loan				
Short-term loans	11,774,328,009	21,243,524,009	21,874,457,884	12,405,261,884
Ho Chi Minh City Development Commercial Joint Stock 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
Long-term bank loan is due for repayment	40,148,346,000	-	2,110,346,000	42,258,692,000
Bao Viet Bank - Hanoi Branch (1.2)	40,148,346,000	-	2,110,346,000	42,258,692,000
Long-term loans	461,005,656,689	130,361,213,083	-	330,644,443,606
Bao Viet Bank – Business Center (1.3)	250,000,000,000	-	-	250,000,000,000
Bao Viet Bank - Hanoi Branch (1.2)	211,005,656,689	130,361,213,083	-	80,644,443,606
Total	512,928,330,698	151,604,737,092	23,984,803,884	385,308,397,490

(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, the Company was granted a credit limit of VND 12.5 billion with loan term of 36 months from the signing date, expiring on 27 September 2027. The applicable interest rate is determined in accordance with each drawdown agreement. The facility is used to supplement working capital for salary payments to employees. Loan term for each promissory note: 6 months.

(1.2) The principal loan balance includes the following credit contracts:

- Credit Agreement No. 0724-2024-HĐTD-BVB002 dated 25/11/2024 between the lender, Bao Viet Commercial Joint Stock Bank – Ha Noi Branch, and the borrower, Hai Phat Investment Joint Stock Company. The maximum loan amount is VND 340 billion, with a loan term of 36 months from the first disbursement date. The loan purpose is to finance construction investment costs for the commercial housing project on B6 Extended Road, B10 Road, and TT12 Road, Bac Lenh Ward, Binh Minh, Lao Cai City. A principal and interest grace period of up to 18 months from the first disbursement date applies, during which interest is capitalized every six months. After the grace period, principal and interest are paid quarterly according to the specific repayment schedule of each disbursement.
- Credit Agreement No. 0209-2025-HĐTD1-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. Loan term: 60 months. Purpose: Payment for the purchase of a Toyota Innova Cross 2.0 automobile. Interest rate: As per the loan agreement. Collateral: Toyota Innova Cross 2.0 automobile.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.17 Borrowings and finance lease liabilities (Continued)

- Under Credit Agreement No. 0099-2026-HĐTD1-BVB002 dated 11 June 2026, entered into between Bao Viet Joint Stock Commercial Bank – Hanoi Branch (the lender) and Hai Phat Investment Joint Stock Company (the borrower), the Company obtained a loan facility of VND 120 billion with a loan term of 72 months. The loan was granted to finance the acquisition of equity interests in HP An Phat Investment Company Limited pursuant to Equity Transfer Agreement No. 01/2026/HĐCN dated 8 June 2026 between Mr. Pham Sy Lam (the transferor) and Hai Phat Investment Joint Stock Company (the transferee), and Equity Transfer Agreement No. 02/2026/HĐCN dated 8 June 2026 between Mr. Tran Ngoc Tu (the transferor) and Hai Phat Investment Joint Stock Company (the transferee). The loan is subject to a 48-month principal grace period commencing from the date of the first disbursement. Upon expiry of the grace period, principal repayments are made on a quarterly basis in accordance with the repayment schedule specified in each drawdown agreement. The drawdown period is up to 60 days from 11 June 2026, and the applicable interest rate is determined in accordance with each drawdown agreement. The loan is secured by the property rights arising from the above-mentioned Equity Transfer Agreements, the entire equity interest held by Hai Phat Investment Joint Stock Company in HP An Phat Investment Company Limited (the target company), all shares held by HP An Phat Investment Company Limited in Quang Anh Infrastructure Investment and Development Joint Stock Company (the investment company), and all shares held by Quang Anh Infrastructure Investment and Development Joint Stock Company in Greenland Holdings Investment Joint Stock Company (the project company)..
- (1.3) Credit Agreement No. 0075-2025-HĐTD1-BVB007 dated December 8, 2025, between the lender, Bao Viet Commercial Joint Stock Bank - Business Center, and the borrower, Hai Phat Investment Joint Stock Company. The loan amount is VND 250 billion. The loan term is 60 months. Purpose: To partially pay the brokerage and product off-take contract costs for the Tien Phong Flower Village Housing Project. Interest rate is according to each promissory note. The collateral is the rights arising from the brokerage and product off-take contract and other collateral assets of the shareholders of Hai Phat Investment Joint Stock Company or a third party.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.17 Borrowings and finance lease liabilities (Continued)

(2) Convertible bonds

	30/6/2026	01/01/2026
	VND	VND
Convertible bonds		
<i>Issued at par value</i>	-	500,000,000,000
Short-term	-	375,000,000,000
Petrovietnam Securities Joint Stock Company	-	375,000,000,000
Long-term	-	125,000,000,000
Petrovietnam Securities Joint Stock Company	-	125,000,000,000
Total	-	500,000,000,000

(3): This includes the following contracts:

- Loan contract No. 2312/2025/HĐVV/PRL-HPX dated November 23, 2025 between Prime Land Joint Stock Company and Hai Phat Investment Joint Stock Company. Maximum loan amount: VND 200 billion. Loan purpose: To meet the borrower's capital needs. Interest rate: 5.5%/year. Loan term: 12 months.
- Under Loan Agreement No. 1003/2026/HĐVV/PRL-HPX dated 10 March 2026, entered into between Prime Land Real Estate Investment Joint Stock Company (the lender) and Hai Phat Investment Joint Stock Company (the borrower), the Company obtained a loan facility of up to VND 200 billion to meet its working capital requirements. The loan bears interest at 5.5% per annum and has a term of 11 months.

(4): Loan Agreement No. 1986/HĐVV/VCG-HPX dated November 14, 2023 and Appendix 06 dated July 31, 2025 between VIET NAM CONSTRUCTION AND IMPORT - EXPORT JOINT STOCK CORPORATION and Hai Phat Investment Joint Stock Company. Loan amount: VND 222,420,821,918. Loan purpose: To finance business operations, loan disbursement through debt offsetting. Interest rate: 16% per year. Loan term: Until June 30, 2026. Collateral: 54 land plots belonging to the Urban Residential Area project at Km3, Km4, Hai Yen 3 Ward, Quang Ninh Province and all 5,000,000 shares of Ky Son Green Investment Development Company.

(5): This includes the following contracts:

- Loan Agreement No. 0107/2025/HĐVV/HPX-TTL dated 1 July 2025, as amended by Appendix No. 01 dated 1 October 2025, entered into between Hai Phat Investment Joint Stock Company and Ms. Ta Thi Lien, with a loan amount of VND 209.75 billion. The loan was obtained to meet the Company's working capital requirements, bears interest at 5% per annum, and has a term of 11 months from the date of the first disbursement.
- Loan Agreement No. 0610/2025/HĐVV/HPX-TTL dated 6 October 2025, entered into between Hai Phat Investment Joint Stock Company and Ms. Ta Thi Lien, with a loan amount of VND 82.5 billion. The loan was obtained to meet the Company's working capital requirements, bears interest at 5% per annum, and has a term of 11 months from the date of the first disbursement.
- Loan Agreement No. 0404/2025/HĐVV/HPX-TTL dated 4 April 2026, entered into between Hai Phat Investment Joint Stock Company and Ms. Ta Thi Lien, providing a loan facility of up to VND 200 billion. The loan was obtained to meet the Company's working capital requirements, bears interest at 5% per annum, and has a term of 11 months from the date of the first disbursement.

(6): Personal loans:

Includes short-term personal and other loans with terms of 6-12 months, with interest rates 5%-15%/year and no collateral. Principal and interest are paid on the maturity.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.18 Owners' equity

a. Changes of owners' equity

				<i>Unit: VND</i>
	Share capital	Share premium	Retained profits (*)	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 in the previous year	-	-	83,338,345,540	83,338,345,540
Remuneration of the Board of Management	-	-	(3,120,000,000)	(3,120,000,000)
As at 01/01/2026	3,041,685,810,000	60,986,800,000	382,479,817,869	3,485,152,427,869
Remuneration of the Board of Management	-	-	(1,560,000,000)	(1,560,000,000)
Profit this year	-	-	26,426,489,004	26,426,489,004
As at 30/6/2026	3,041,685,810,000	60,986,800,000	407,346,306,873	3,510,018,916,873

(*): Pursuant to Annual General Meeting of Shareholders Resolution No. 01/2026/NQ-ĐHĐCĐ dated 29 April 2026 of Hai Phat Investment Joint Stock Company, the shareholders approved a private placement of shares to professional investors with the following principal terms:

- Proposed number of shares to be offered: 150,000,000 shares. The offered shares will be subject to a one-year transfer restriction from the date of issuance.
- Offering price: VND 10,000 per share.
- Purpose: To supplement the Company's capital for its business operations and investment activities;
- Offering method: Private placement of shares to professional investors;

As of the date of this report, the Company is still completing the procedures for the registration of the share issuance.

b. Details of owners' equity

	30/6/2026 VND	01/01/2026 (Restated) 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

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Shareholders' capital		
Contributed capital as of January 1	3,041,685,810,000	3,041,685,810,000
Increased during the period	-	-
Decreased during the period	-	-
Contributed capital as at December 31	3,041,685,810,000	3,041,685,810,000
Dividend, Profit distribution	-	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

5.18 Owners' equity (Continued)

d. Shares

	30/06/2026	01/01/2026
	Shares	Shares
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
Purchased shares (treasury shares)	-	-
Outstanding shares	304,168,581	304,168,581
Common shares	304,168,581	304,168,581
Par value of outstanding shares (VND/ share)	10,000	10,000

5.19 Off-statement of financial position sheet items

Assets pledged or mortgaged as at 30 June 2026:

Type of asset	Item	History cost	Net book value	Pledgee/ Mortgagee	Purpose of security	Term
Transportation means	Tangible fixed assets	859,069,091	715,890,911	Bank	Security for long-term loans	Upon maturity of the loan
Investment properties	Investment properties	6,339,831,521	5,567,011,144	Bank	Security for short-term loans	Upon maturity of the loan
Total		7,198,900,612	6,282,902,055			
Type of asset	Item	Original cost	Recoverable amount	Pledgee/ Mortgagee	Purpose of security	Term
Term deposits	Short - term held to maturity Investments	6,515,522,932	6,515,522,932	Bank	Guarantee for homebuyers of the Phu Lam social housing project, Phu Luong Ward, Hanoi	Upon maturity of the loan
Term deposits	Short - term held to maturity Investments	500,000,000	500,000,000	Bank	Security for HDBank's loan for salary payments	Upon maturity of the loan
Work in progress	Inventories	1,518,415,367,068	1,518,415,367,068	Bank	Security for the Company's loans and loans of a third party	Upon maturity of the loan
Total		1,525,430,890,000	1,525,430,890,000			

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
For the period ended 30th June 2026

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Revenue from real estate transfer activities	544,602,911,527	524,104,930,409
Revenue from rental activities and other activities	5,561,683,856	5,843,352,176
Total	550,164,595,383	529,948,282,585

*In which: Revenue from related parties
(Details in Note 7.1)*

2,451,659,466 **2,167,372,926**

6.2 Cost of goods sold

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Cost price from real estate transfer activities	380,857,423,512	346,483,753,966
Cost of rental activities and other activities	6,669,764,082	6,072,390,173
Total	387,527,187,594	352,556,144,139

6.3 Financial income

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest income from deposits	12,717,647,531	27,322,121,954
Total	12,717,647,531	27,322,121,954

6.4 Financial expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Loan interest, interest from centrally managed cash flow	73,788,805,921	104,258,344,195
Allocated bond issuance costs	-	619,015,048
Provision for Impairment of Trading Securities	2,544,000,000	-
Others	1,036,763,379	-
Total	77,369,569,300	104,877,359,243

*In which: Interest expenses from related parties
(Details in Note 7.1)*

4,696,186,883 **7,018,118,910**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

6.5 Selling expenses and General and administrative expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Selling expenses	13,263,684,598	902,225,914
Employee expenses	158,907,115	328,636,487
Advertising and promotion costs	13,104,777,483	573,589,427
General and administrative expenses	38,014,958,151	42,860,125,818
Employee expenses	12,511,890,515	9,671,341,309
Materials expenses	295,728,659	379,645,339
Office supplies expenses	580,981,520	661,209,593
Amortization and Depreciation expenses	181,583,400	109,994,310
Charges and fee	665,439,568	1,345,889,429
Provision expenses	15,663,277,375	25,000,000,000
Outsourcing expenses	5,034,231,796	2,973,578,170
Others	3,081,825,318	2,718,467,668
Total	51,278,642,749	43,762,351,732

6.6 Other income/ Other expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Other income		
Revenue from rental	-	326,580,266
Income from compensation and contract penalty interest	36,000,000	368,329,724
Others	2	5,887,250
Total	36,000,002	700,797,240
Other expenses		
Interest on late payment, tax penalty	1,716,265,775	1,222,231,511
Others	272,949,241	18,368,270
Total	1,989,215,016	1,240,599,781
Net other income	(1,953,215,014)	(539,802,541)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

6.7 Current corporate income tax expense

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Total net profit before tax	44,753,628,257	55,534,746,884
Increase adjustment	46,382,267,846	61,691,788,022
<i>Loan interest expenses are not deductible</i>	26,979,661,116	35,296,370,692
<i>Others expenses are not deductible</i>	19,402,606,730	26,395,417,330
Decrease adjustment	-	-
Accounting profit for corporate income tax calculation	91,135,896,103	117,226,534,906
Corporate Income Tax rate	20%	20%
Current year corporate income tax	18,227,179,221	23,445,306,981
Prior-period corporate income tax expense	99,960,032	-
Current year corporate income tax expense	18,327,139,253	23,445,306,981

6.8 Production and business expenses by factors

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Real estate development costs	381,848,448,408	74,684,770,262
Raw material expenses	876,710,179	1,040,854,932
Employee expenses	12,670,797,630	9,999,977,796
Amortization and Depreciation expenses	5,860,322,586	5,788,733,496
Provision expenses	15,663,277,375	25,000,000,000
Outsourcing expenses	18,139,009,279	5,451,671,203
Others	3,747,264,886	2,718,467,668
Total	438,805,830,343	124,684,475,357

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

7. OTHER INFORMATION

7.1 Information of related parties

Related parties	Relations	Abbreviations
Heritage Real Estate Viet Nam One Member Company Limited	Subsidiary	Heritage Company
Topaz Pm Viet Nam Investment And Development One Member Company Limited	Subsidiary	Topaz Compnay
Diamond Ic One Member Company Limited	Subsidiary	Diamond IC Compnay
Opal International Planning and Investment Consulting Joint Stock Company	Subsidiary	OPAL Company
Ruby Land Investment And Development One Member Company Limited	Subsidiary	Ruby Compnay
Hai Phat - Binh Thuan One Member Company Limited	Subsidiary	Hai Phat Binh Thuan Compnay
Sapphire Invest One Member Company Limited	Subsidiary	Sapphire Compnay
Peninsula Mai Pha Company Limited	Subsidiary	Mai Pha Compnay
HP An Phat Investment Company Limited	Subsidiary	HP An Phat Company
Quang Anh Infrastructure Development And Investment Joint Stock Compan	Indirect subsidiary	Quang Anh Company
Greenland Holdings Investment Joint Stock Company	Indirect subsidiary	Greenland Company
Bt Hadong Limited Company	Joint venture company	BT Ha Dong Compnay
Hp Hospitality Nha Trang Company Limited	Related companies of members of the Board of Management	HPH Nha Trang Compnay
Civil Engineering Construction Corporation No 5- Jsc	The company shares key management members	Cienco 5 Compnay
PSP Urban Services Joint Stock Company	The company shares key management members	PSP Company
Phuc Thanh Concrete Construction And Trading Joint Stock Company	The company shares key management members	Phuc Thanh Company
Hai Phat Land Group	The company shares key management members	Hai Phat Land Group
Hai Phat Retail Joint Stock Company	The company shares key management members	Hai Phat Retail Company
Members of the Board of Management, Audit Committee, Board of General Directors and individuals related to key management members	Significant influence	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

During the period, the Company has transactions with related parties as follows:

a. Remuneration for Boards of Management, Supervisors, General Directors and other managers

Related party	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Board of Management, General Directors, Supervisors and other managers	Compensation and remuneration	3,390,552,889	3,035,589,289

Details are as follows:

Name	Title	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Board of Management		2,286,919,966	2,071,670,181
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	Independent Member	120,000,000	120,000,000
The Supervisors Board		240,000,000	240,000,000
Chu Viet Hung	Head of the Supervisors Board	80,000,000	60,000,000
Do Manh Quan	Member of the Supervisors Board	100,000,000	120,000,000
Le Manh Hung	Member of the Supervisors Board	60,000,000	60,000,000
Board of General Directors		863,632,923	723,919,108
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 INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

b. Transactions with related parties

Related party	Relations	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Purchase of goods			46,396,748,328	1,324,352,369
Hai Phat Retail Joint Stock Company	The company shares key management members	Rent and service fees	971,029,005	848,644,305
PSP Urban Services Joint Stock Company	The company shares key management members	Service fees	339,582,347	225,708,064
Hai Phat Land Group	The company shares key management members	Brokcrage services	40,389,931,847	-
Topaz Pm Viet Nam Investment And Development One Member Company Limited	Subsidiary	Consulting services	4,696,205,129	-
Phuc Thanh Trading Investment Company Limited	The company shares key management members	Purchases	-	250,000,000
Sales of goods			2,451,659,466	2,167,372,926
Hai Phat Retail Joint Stock Company	The company shares key management members	Sales of goods	2,451,659,466	2,167,372,926
Financial expenses			4,696,186,883	7,018,118,910
Mr. Le Thanh Hai		Interest	389,695,479	389,695,480
Mrs. Nguyen Thi Phuong Nga		Interest	-	465,349,676
Hai Phat Retail Joint Stock Company	The company shares key management members	Interest from centralized capital management agreements	1,948,847,438	2,273,179,247
Sapphire Company	Subsidiary	Interest from centralized capital management agreements	33,192,437	827,940,899
Hai Phat - Binh Thuan Co., Ltd.	Subsidiary	Interest from centralized capital management agreements	1,800,827,328	1,168,699,959
Topaz Company	Subsidiary	Interest from centralized capital management agreements	3,589,452	13,196,807
Heritage Company	Subsidiary	Interest from centralized capital management agreements	-	885,610,636
Ruby Company	Subsidiary	Interest from centralized capital management agreements	520,034,749	994,446,206

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTSFor the period ended 30th June 2026**7.1 Information of related parties (Continued)****b. Transactions with related parties (Continued)**

Related party	Relations	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Centralized loan and capital management transactions			685,619,011,967	49,100,534,893
Mrs. Nguyen Thi Phuong Nga		Loan principal actually paid	-	2,500,000,000
Hai Phat Retail Joint Stock Company	The company shares key management members	Proceeds from centralized capital management	27,970,400,000	19,940,000,000
Hai Phat Retail Joint Stock Company	The company shares key management members	Payable for centralized management	351,413,346,221	1,624,113,720
Sapphire Company	Subsidiary	Payable for centralized management	124,283,820,000	58,282,500
Hai Phat - Binh Thuan Co., Ltd.	Subsidiary	Proceeds from centralized capital management	33,236,000,000	10,000,000,000
Hai Phat - Binh Thuan Co., Ltd.	Subsidiary	Payable for centralized management	34,225,725,250	8,468,912,000
Topaz Company	Subsidiary	Proceeds from centralized capital management	6,628,000,000	3,520,000,000
Topaz Company	Subsidiary	Payable for centralized management	6,437,319,346	2,780,941,673
Ruby Company	Subsidiary	Proceeds from centralized capital management	101,233,830,000	19,285,000
Heritage Company	Subsidiary	Payable for centralized management	190,571,150	189,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

c. Balance with related parties

Related party	Relations	Nature of transaction	30/6/2026 VND	01/01/2026 VND
Receivable from customers			722,319,276	722,319,276
Heritage Real Estate Viet Nam One Member Company Limited	Subsidiary	Receivable from service provision	722,319,276	722,319,276
Prepayments to sellers in short-term			53,450,000,000	45,060,000,000
Opal International Planning and Investment Consulting Joint Stock Company	Subsidiary	Consulting services	60,000,000	60,000,000
Hai Phat Land Group	The company shares key management members	Brokerage services	53,390,000,000	45,000,000,000
Other short-term receivables			3,140,779,353	3,140,779,353
OPAL Company	Subsidiary	Other receivables	15,877,500	15,877,500
Hp Hospitality Nha Trang Company Limited	Related companies of members of the Board of Management	Other receivables	3,124,901,853	3,124,901,853
Short-term trade payables			6,301,959,608	3,845,820,513
PSP Urban Services Joint Stock Company	The company shares key management members	Service fees payable	225,076,847	219,348,305
Topaz Pm Viet Nam Investment And Development One Member Company Limited	Subsidiary	Consulting service fees payable	2,875,196,854	331,786,301
Diamond Ic One Member Company Limited	Subsidiary	Consulting service fees payable	3,201,685,907	3,294,685,907

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

c. Balance with related parties(Continued)

Related party	Relations	Nature of transaction	30/6/2026 VND	01/01/2026 VND
Accrued expenses			2,538,592,878	2,148,897,399
Mr. Le Thanh Hai	Member of the Board of Management, Deputy General Director	Interest expense	1,333,146,082	943,450,603
Heritage Company	Subsidiary	Interest expense	1,205,446,796	1,205,446,796
Other payables			611,637,713,049	1,235,941,826,001
a. Short-term			611,637,713,049	1,235,941,826,001
Hai Phat Retail Company	The company shares key management members	Centralized treasury management fees payable	172,019,611,964	493,513,710,747
Hai Phat Binh Thuan Compnay	Subsidiary	Centralized treasury management fees payable	241,933,415,000	241,122,312,922
Ruby Compnay	Subsidiary	Centralized treasury management fees payable	101,387,137,033	202,100,932,284
Heritage Company	Subsidiary	Centralized treasury management fees payable	52,299,199,850	52,489,771,000
Sapphire Compnay	Subsidiary	Centralized treasury management fees payable	812,623,556	125,063,251,119
Topaz Compnay	Subsidiary	Centralized treasury management fees payable	253,118,035	58,847,929
PSP Company	The company shares key management members	Operating management deposit	30,000,000	30,000,000
Hai Phat Land Group	The company shares key management members	Deposit received for product distribution rights	42,902,607,611	121,563,000,000
Short-term Borrowing			5,239,000,000	5,239,000,000
Mr. Le Thanh Hai		Borrowing	5,239,000,000	5,239,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

7.2 Contingent liabilities and commitments

a. Capital investment commitments

As at the end of the reporting period, the Company has the following capital contribution commitments:

Unit: VND

No	Name of the investment recipient	Total charter capital of the investment recipient	Capital contribution commitment of the Company		
			Amount of money	Ratio	contribute capital by 30/06/2026
1	Peninsula Mai Pha Company Limited	510,000,000,000	357,000,000,000	70%	158,669,600,000
2	BT Ha Dong Limited Company	350,000,000,000	175,000,000,000	50%	119,053,213,903
	Total		532,000,000,000		277,722,813,903

b. Commitments related to investment costs for development of real estate project

The Company has entered into contracts relating to the implementation of its real estate projects. The total committed capital under these contracts as at June 30, 2026 is estimated at VND 813.86 billion (as at 01/01/2026: VND 1,022 billion VND).

c. Commitments related to operating lease contracts in which the Company is the lessee

The Company, as the lessee, has entered into several lease agreements, and the minimum lease payments under these agreements as at the end of the reporting period are as follows:

	30/6/2026	01/01/2026
	VND	VND
Less than 1 year	7,763,362,838	5,517,118,838
From 1 - 5 years	13,410,069,489	12,577,897,415
Over 5 years	32,692,422,379	33,251,129,231
Total	53,865,854,706	51,346,145,484

Commitments related to operating lease contracts in which the Company is the lessor

The Company, as the lessor, has signed a number of lease contracts for premises, apartments and commercial floors under operating leases. At the Statement of Financial Position date, the future minimum rental payments under the lease contract are as follows:

	30/6/2026	01/01/2026
	VND	VND
Less than 1 year	5,920,295,005	5,723,735,005
From 1 - 5 years	5,307,620,940	7,837,393,970
Over 5 years	-	-
Total	11,227,915,945	13,561,128,975

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

7.3 Other Information

a. Information on Investments in Subsidiaries

- Pursuant to Board of Directors' Resolution No. 16/NQ-HĐQT dated 8 May 2026, the Company approved the transfer of its entire equity interest with a carrying amount of VND 5 billion, representing 100% of the charter capital of Diamond IC One Member Company Limited, at a minimum transfer price of VND 5 billion. As at the date of the separate interim financial statements for the period ended 30 June 2026, the Company had not yet completed the transfer of the equity interest.

7.4 Comparative figures

Comparative figures on the Interim Separate Statement of Financial Position and related notes are taken from the financial statements for the year ended 31st December 2025 which are audited by CPA VIETNAM Auditing Company Limited – A Member of INPACT.

Comparative figures in the interim income statement, interim cash flows statement and related notes are taken from the interim financial statements for the period ended 30th June 2025 which are reviewed by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

The Company has adopted the guidance set out in Circular No. 99/2025/TT-BTC with effect from 1 January 2026. To ensure the comparability of information presented in the separate financial statements, the Company has restated or reclassified certain items as at 1 January 2026 in the Separate Statement of Financial Position as follows:

		As at 01/01/2026 (Re-stated) VND	As at 31/12/2025 (As presented) VND	Differences VND
Short - term investments	120	77,508,985,548	6,963,262,478	70,545,723,070
Short - term held to maturity Investments	123	77,508,985,548	6,963,262,478	70,545,723,070
Short- term receivables	130	1,864,235,914,748	1,934,781,637,818	(70,545,723,070)
Short-term loan receivables	135	-	41,768,887,000	(41,768,887,000)
Other short-term receivables	135	789,541,070,674	818,317,906,744	(28,776,836,070)
Long-term receivables	210	294,985,136,546	646,416,351,694	(351,431,215,148)
Long-term loan receivables	215	-	126,683,215,148	(126,683,215,148)
Other long-term receivables	215	294,985,136,546	519,733,136,546	(224,748,000,000)
Long-term investments	260	3,469,063,112,074	3,117,631,896,926	351,431,215,148
Investments in equity of other entities	263	255,065,280,829	30,317,280,829	224,748,000,000
Long - term held to maturity Investments	265	126,683,215,148	-	126,683,215,148
TOTAL ASSETS (270 = 100+200)	280	8,290,309,173,456	8,290,309,173,456	

Preparer



Dinh Thi Huyen

Chief Accountant



Nguyen Thi Phuong Nga

Hanoi, 26 August 2026

General Director



Nguyen Van Phuong