CÔNG TY CỔ PHẦN ĐẦU TƯ HẢI PHÁT
Add: 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

CÔNG TY CP ĐẦU TƯ HẢI PHÁT/ HAI PHAT INVESTMENT JOINT STOCK COMPANY	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM THE SOCIALIST REPUBLIC OF VIETNAM**
	Độc lập - Tự do - Hạnh phúc Independence - Freedom – Happiness
No/Số: 741/CBTT-HPX	*Hà Nội, ngày 28 tháng 10 năm 2026* *Hanoi, October 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: 024.56789.899 Fax: 024.56789.899
- Email: info@haiphat.com.vn
- Website: http://www.haiphat.com.vn

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

- Báo cáo tài chính riêng quý 3 năm 2026, Báo cáo tài chính hợp nhất quý 3 năm 2026 và Công văn số 740/HP – TCKT ký ngày 28/10/2026 về việc giải trình chênh lệch lợi nhuận sau thuế Báo cáo tài chính quý 3 năm 2026 so với quý 3 năm 2025.
- The separate financial statements for the third quarter of 2026, the consolidated financial statements for the third quarter of 2026 and Official Letter No. 740/HP – TCKT dated October 28, 2026, regarding the explanation for the variance in profit

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

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/10/2026 tại đường dẫn: http://www.haiphat.com.vn mục Quan hệ cổ đông/This information was disclosed on the Company's website on October 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 quý 3 năm 2026/ Separate financial statements for Q3 2026;*
- *Báo cáo tài chính hợp nhất quý 3 năm 2026/ Consolidated financial statements for Q3 2026;*
- *Công văn số 740/HP-TCKT ngày 28/102026/Official Letter No 740/HP - TCKT dated 28/10/2026.*

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

CÔNG TY CỔ PHẦN ĐẦU TƯ HẢI PHÁT

PHAN THỊ XUYẾN

Công Ty Cổ Phần Đầu Tư Hải Phát

Digitally signed by Công Ty Cổ Phần Đầu Tư Hải Phát
DN: cn=Công Ty Cổ Phần Đầu Tư Hải Phát c=VN l=Hà Nội
Reason: I am the author of this document
Location:
Date: 2026-10-28 16:27+07:00

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

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER III OF 2026

October, 2026

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30th September 2026

	ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
A -	**CURRENT ASSETS (100 = 110+120+130+140+150+160)**	**100**		**5,697,825,359,330**	**5,912,766,642,502**
I.	**Cash and cash equivalents**	**110**	5.1	**115,514,513,142**	**312,706,806,097**
1.	Cash	111		115,514,513,142	312,706,806,097
II.	**Short-term financial investments**	**120**		**253,396,968,310**	**99,091,381,856**
1.	Held for trading Securities	121	5.2.a	56,180,000,000	-
2.	Provision for devaluation of held for trading securities	122	5.2.a	(16,960,000,000)	-
3.	Investments held to maturity	123	5.2.b	214,176,968,310	99,091,381,856
III.	**Short- term receivables**	**130**		**2,530,522,940,570**	**3,068,357,047,699**
1.	Short-term receivables from customers	131	5.3	67,391,311,855	70,637,939,222
2.	Short-term repayments to suppliers	132	5.4	1,420,277,682,172	1,382,169,276,577
5.	Other short-term receivables	135	5.5	1,169,011,903,919	1,719,044,511,901
6.	Short-term allowances for doubtful debts	136	5.6	(126,157,957,376)	(103,494,680,001)
IV.	**Inventories**	**140**	5.7	**2,723,736,430,633**	**2,404,481,525,778**
1.	Inventories	141		2,723,736,430,633	2,404,481,525,778
VI.	**Other current assets**	**160**		**74,654,506,675**	**28,129,881,072**
1.	Short-term prepaid expenses	161	5.8	55,131,882,759	6,598,063,448
2.	Deductible value added tax	162		19,522,623,916	21,530,046,917
3.	Taxes and other receivables from government budget	163		-	1,770,707
B -	**NON-CURRENT ASSETS (200 = 210+220+230+ 240+250+260+270)**	**200**		**2,584,573,345,618**	**2,563,051,102,101**
I.	**Long-term receivables**	**210**		**298,480,416,546**	**294,999,136,546**
5.	Other long-term receivables	215	5.5	298,480,416,546	294,999,136,546
II.	**Fixed assets**	**220**		**3,009,467,796**	**1,296,097,311**
1.	Tangible fixed assets	221	5.9	3,009,467,796	1,296,097,311
	- *Historial costs*	*222*		17,994,600,025	15,912,540,059
	- *Accumulated depreciation*	*223*		(14,985,132,229)	(14,616,442,748)
3.	Intangible fixed assets	227	5.10	-	-
	- *Historial costs*	*228*		183,000,000	183,000,000
	- *Accumulated amortization*	*229*		(183,000,000)	(183,000,000)
IV.	**Investment properties**	**240**	5.11	**332,157,551,169**	**416,896,642,636**
1.	Historial costs	241		437,753,331,650	521,621,798,713
2.	Accumulated amortization	242		(105,595,780,481)	(104,725,156,077)
VI.	**Long-term financial investment**	**260**		**1,946,767,489,395**	**1,842,400,114,035**
2.	Investments in joint ventures and associates	262	5.2.c	1,349,983,428,774	999,171,618,058
3.	Investments in equity of other entities	263	5.2.c	418,097,280,829	716,545,280,829
5.	Held to maturity investments	265	5.2.b	178,686,779,792	126,683,215,148
VII.	**Other long-term assets**	**270**		**4,158,420,712**	**7,459,111,573**
1.	Long-term deferred expenses	271	5.8	3,464,470,696	6,765,161,557
2.	Deferred income tax assets	272		693,950,016	693,950,016
TOTAL ASSETS (280 = 100+200)		**280**		**8,282,398,704,948**	**8,475,817,744,603**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)
As at 30th September 2026

	RESOURCES	Code	Note	30/09/2026 VND	01/01/2026 VND
C-	**LIABILITIES (300 = 310+330)**	**300**		**4,527,406,224,691**	**4,922,376,411,348**
I.	**Short-term liabilities**	**310**		**2,694,326,493,760**	**3,371,260,031,192**
1.	Short-term trade payables	311	5.12	193,163,005,870	232,265,098,608
2.	Short-term prepayments from customers	312	5.13	843,544,976,385	742,682,932,084
4.	Short-term taxes and other payables to Government budget	314	5.14	99,973,341,903	113,593,368,901
5.	Payables to employees	315		7,742,796,627	6,479,669,991
6.	Short-term accrued expenses	316	5.15	101,673,770,866	84,622,817,800
10.	Other short-term payments	320	5.16	580,127,248,024	1,070,048,497,882
11.	Short-term borrowings and finance lease liabilities	321	5.17	814,276,845,511	1,066,277,185,218
13.	Bonus and welfare fund	323		53,824,508,574	55,290,460,708
II.	**Long-term liabilities**	**330**		**1,833,079,730,931**	**1,551,116,380,156**
8.	Other Long-term payables	338	5.16	963,953,370,500	880,249,700,000
9.	Long-term borrowings and finance lease liabilities	339	5.17	826,916,639,399	670,866,680,156
12.	Deferred tax liabilities	342		42,209,721,032	-
D-	**OWNERS' EQUITY**	**400**	**5.18**	**3,754,992,480,257**	**3,553,441,333,255**
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		505,565,026,678	450,768,723,255
-	*Undistributed profit after tax brought forward*	*420a*		*450,768,723,255*	*332,721,228,767*
-	*Undistributed profit after tax for the current year*	*420b*		*54,796,303,423*	*118,047,494,488*
11.	Non-controlling interest	429		146,754,843,579	-
TOTAL RESOURCES (440 = 300+400)		**440**		**8,282,398,704,948**	**8,475,817,744,603**

Hanoi, 28th October, 2026

Preparer	Chief Accountant	General Director
Dinh Thi Huyen	Nguyen Thi Phuong Nga	Nguyen Van Phuong

CONSOLIDATED INCOME STATEMENT
Quarter III of 2026

No.	ITEMS	Code	Note	Quarter III of 2026 VND	Quarter III of 2025 VND	Accumulated to Quarter III of 2026 VND	Accumulated to Quarter III of 2025 VND
1.	Revenues from sales and services rendered	01	5.19	11,800,017,927	126,557,693,887	669,080,744,693	713,934,832,341
2.	Revenue deductions	02					
3.	Net revenues from sales and services rendered (10 = 01-02)	10		11,800,017,927	126,557,693,887	669,080,744,693	713,934,832,341
4.	Costs of goods sold	11	5.20	10,470,333,360	52,541,278,724	480,414,475,324	445,296,118,463
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**1,329,684,567**	**74,016,415,163**	**188,666,269,369**	**268,638,713,878**
6.	Gain/loss on disposal of investment property	21					
7.	Financial income	22	5.21	70,769,578,062	13,081,603,413	108,910,170,623	43,983,871,851
8.	Financial expenses	23	5.22	43,021,860,439	40,525,744,257	118,734,717,280	140,747,723,111
	In which: Interest expenses	*24*		28,593,860,439	40,412,885,160	100,725,953,901	140,015,848,966
9.	Selling expenses	25		905,556	383,116,274	13,264,590,154	1,285,342,188
10.	General administration expenses	26		17,916,560,578	12,520,917,594	59,378,431,779	58,643,805,800
11.	Share in profits/losses of associates	27		(150,193,622)		(21,928,729,284)	
12.	**Net profits from operating activities {30 = 20+21+(22-23)-(25+26)+27}**	**30**		**11,009,742,434**	**33,668,240,451**	**84,269,971,495**	**111,945,714,630**
13.	Other income	31	5.23	1,147,267,881	52,301,155	3,149,475,103	805,836,081
14.	Other expenses	32	5.23	119,956,638	23,810,402,586	2,931,269,430	25,108,235,135
15.	**Other profits (40 = 31-32)**	**40**		**1,027,311,243**	**(23,758,101,431)**	**218,205,673**	**(24,302,399,054)**
16.	**Total net profit before tax (50 = 30+40)**	**50**		**12,037,053,677**	**9,910,139,020**	**84,488,177,168**	**87,643,315,576**
17.	Current corporate income tax expenses	51	5.24	4,181,243,913	4,315,425,450	27,228,336,786	31,805,837,004
18.	Deferred corporate income tax expenses	52		123,766,420	(83,220,181)	123,766,420	(83,220,181)
19.	**Profits after enterprise income tax (60 = 50-51-52)**	**60**		**7,732,043,344**	**5,677,933,751**	**57,136,073,962**	**55,920,698,753**
20	Net profit after tax of the parent company	61		7,732,272,805	5,803,292,158	57,136,303,423	53,337,361,239
21	Net profit after tax attributable to non-controlling shareholders	62		(229,461)	(125,358,407)	(229,461)	2,583,337,514
22.	Basic earnings per share	70	5.25			180	167
23.	Diluted earnings per share	71					

Hanoi, 28th October, 2026

Preparer	Chief Accountant	General Director
Dinh Thi Huyen	Nguyen Thi Phuong Nga	Nguyen Van Phuong

CONSOLIDATED CASH FLOWS STATEMENT

(Indirect method)

For the period ended 30/9/2026

ITEMS	Code	Note	Accumulated to Quarter III of 2026 VND	Accumulated to Quarter III of 2025 VND
I. Net cash flows from operating activities				
1. *Profit before tax*	01		**84,488,177,168**	**87,643,315,576**
2. *Adjustments for*			-	-
- Depreciation of fixed assets and investment properties	02		8,391,184,058	13,628,060,420
- Provisions	03		39,623,277,375	25,000,000,000
- Gains (losses) on investing activities, finances	05		(88,326,609,886)	(43,983,871,851)
- Borrowing costs	06		100,725,953,901	140,747,723,111
3. *Operating profit before changes in working capital*	08		**144,901,982,616**	**223,035,227,256**
- Increase (decrease) in receivables	09		631,921,660,103	(66,209,585,957)
- Increase (decrease) in inventories	10		(36,100,904,755)	161,517,221,383
- Increase (decrease) in payables	11		(370,649,246,840)	(225,589,670,368)
- Increase (decrease) in deferred expenses	12		(44,925,331,383)	1,207,276,314
- Increase (decrease) in trading securities	13		(56,180,000,000)	-
- Borrowing costs paid	14		(79,461,427,791)	(192,586,548,467)
- Enterprise income tax paid	15		(17,860,715,121)	(17,198,434,644)
- Other payments on operating activities	17		(1,207,800,000)	(867,700,000)
Net cash flows from operating activities	20		**170,438,216,829**	**(116,692,214,483)**
II. Cash flows from investing activities				
1. Expenditures on purchasing and constructing fixed assets and other long-term assets	21		(2,082,059,966)	(956,569,091)
3. Expenditures on loans and purchase of debt instruments from other entities	23		(217,696,028,258)	(95,733,037,907)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		63,096,168,356	124,870,672,322
5. Expenditures on equity investments in other entities	25		(546,797,428,066)	(27,200,000,000)
6. Proceeds from equity investment in other entities	26		412,741,999,141	-
7. Proceeds from interests, dividends and distributed profits	27		19,057,219,473	21,474,018,820
Net cash flows from investing activities	30		**(271,680,129,320)**	**22,455,084,144**
III. Cash flows from financial activities				
3. Proceeds from borrowings	33		789,394,919,038	1,325,505,332,412
4. Repayment of principal	34		(885,345,299,502)	(987,870,461,433)
Net cash flows from financial activities	40		**(95,950,380,464)**	**337,634,870,979**
Net cash flows during the period (50 = 20+30+40)	50		**(197,192,292,955)**	**243,397,740,640**
Cash and cash equivalents at the beginning of the period	60		**312,706,806,097**	**1,971,403,413**
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		**115,514,513,142**	**245,369,144,053**

Hanoi, 28th October, 2026

Preparer	Chief Accountant	General Director
Dinh Thi Huyen	Nguyen Thi Phuong Nga	Nguyen Van Phuong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. COMPANY INFORMATION

1.1 Structure of ownership

Hai Phat Investment Joint Stock Company ("Company"), formerly known as Hai Phat Construction - Tourism Joint Stock Company, is a Joint Stock Company established under Vietnam's Enterprise Law under the Certificate of 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 renamed Hai Phat Investment Joint Stock Company. The Company subsequently received several amended Business Registration Certificates, with the most recent being the 19th (nineteenth) amendment dated June 25, 2026, regarding the updating of administrative boundaries.

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

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

The Company's foreign-language name is: HAI PHAT INVESTMENT JOINT STOCK COMPANY.

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

The number of employees as of 30/09/2026 is: 176 employees

1.2 Operating industries and principal activities

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

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

As of September 30, 2026, the Company had the following subsidiaries, joint ventures, and associates:

No.	Name	Ownership ratio (%)	Voting Ratio (%)	Benefit ratio (%)	Address	Major business lines
I	**Subsidiaries**					
1	Hai Phat - Binh Thuan One Member Company Limited ("Hai Phat Company – Binh Thuan")	100	100	100	Lam Dong	Business and development of real estate projects
2	Ruby Land Investment And Development One Member Company Limited ("Ruby Company")	100	100	100	Hanoi	Business and development of real estate projects
3	Sapphire Invest One Member Company Limited. ("Sapphire Company")	100	100	100	Hanoi	Investment consulting activities

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

No.	Name	Ownership ratio (%)	Voting Ratio (%)	Benefit ratio (%)	Address	Major business lines
4	Topaz PM Viet Nam Investment And Development One Member Company Limited ("TOPAZ PM Comapny")	100	100	100	Hanoi	Architectural activities and technical consulting
5	Peninsula Mai Pha Company Limited ("Peninsula Company")	70	70	70	Lang Son	Real estate business
6	Opal International Planning and Investment Consultation Joint Stock Company.("OPAL Company")	65	65	65	Hanoi	Architectural activities and technical consulting
7	HP An Phat Investment Company Limited ("An Phat Company") (*)	99	99	99	Hanoi	Business and development of real estate projects
8	Quang Anh Infrastructure Investment and Development Joint Stock Company ("Quang Anh Company") (**)		99	98,01	Hanoi	Real estate business
9	Greenland Holdings Investment Joint Stock Company ("Greenland Company") (***)	20	60	59,2	Hanoi	Business and development of real estate projects
II	**Associates**					
1	BT Ha Dong Company Limited	50	50	50	Hanoi	Construction and completion of construction works
2	Hai Phat Retail Joint Stock Company (Indirect associate)	43,98	43,98	43,98	Hanoi	Real estate investment and business; leasing services

(*): The Company became the Parent Company of HP An Phat Investment Company Limited from 12/6/2026, following the capital contribution transfer agreements with individuals (Details in Note 5.12).

(**): HP An Phat Investment Company Limited owns 99% of the charter capital of Quang Anh Infrastructure Investment and Development Joint Stock Company;

(***): Hai Phat Investment Joint Stock Company is the Parent Company of Greenland Holdings Investment Joint Stock Company through the following ownership structure:

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

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

1.5 Statement of information comparability on the consolidated financial statements

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System. This Circular replaces the Enterprise Accounting System issued with Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 of the Ministry of Finance. Circular 99/2025/TT-BTC applies to fiscal years beginning on or after 01/01/2026.

The Company has applied the guidelines of Circular No. 99/2025/TT-BTC since 01/01/2026. In the case of changes in the presentation of the consolidated financial statements the Company shall restate or reclassify comparative figures in accordance with the regulations. Therefore, the accounting information and figures presented in the consolidated financial statements are comparable because they have been calculated and presented consistently.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

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

2.2 Accounting currency

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

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

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

3.2 Statements for the compliance with Accounting Standards and System

The Executive Board ensures to follow all the requirements of the Vietnamese Accounting Standards and Vietnamese Enterprise Accounting System, which were issued to guide the preparation and presentation of the consolidated financial for the accounting period ended 30/09/2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation of the consolidated financial statements

The Company's consolidated financial statements are prepared in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 and Circular No. 43/2026/TT-BTC dated 20/4/2026 of the Ministry of Finance on Guidance on methods of preparing and presenting consolidated financial statements, specifically:

The consolidated financial statements include the Company's consolidated financial statements and the financial statements of companies controlled by the Company (subsidiaries) prepared until September 30, 2026. This control is achieved when the Company has the power to govern the financial and operating policies of investee companies so as to obtain benefits from their activities.

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

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

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

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

The consolidated financial statements for the fiscal period ended 30/9/2026 are consolidated on the basis of the consolidated financial statements for the fiscal period ended 30/9/2026 of the parent company - Hai Phat Investment Joint Stock Company and subsidiaries.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting estimates

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

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

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

Financial investments

Trading securities

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

Upon initial recognition, trading securities are recorded at the fair value of the consideration paid at the transaction date. Costs directly attributable to the acquisition of trading securities are recognized as financial expenses in the period in which they are incurred.

Allowances for diminution in value of trading securities: The Company may recognise allowances for potential losses when there is objective evidence that the market value of trading securities held by the Company has decreased below their carrying amounts.

Held to maturity investments

Held to maturity investments are those that the Company has intention and ability to hold until maturity. Held to maturity investments includes bank deposits with original terms exceeding 3 months and loans.

Investments held to maturity are initially recognized at cost and then determined at carrying amounts , including principal and interest earned up to the date of the financial statements, after deducting any allowances for impairment losses (if any). Allowances for impairment losses on investments held to maturity is presented separately in the Statement of Financial Position.

Loans

Loans are measured at cost less allowance for doubtful debts.

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

Investments in joint ventures and associates

Investments in joint ventures and associates: Investments in associates and joint ventures in which the Company has significant influence are presented using the equity method. Accordingly, investments in associates are shown in the consolidated financial statements for the accounting period ended 30/9/2026 at the initial investment cost and adjusted for changes in the associate's net asset value after the investment date. If the Company's interest in the associate's loss is greater than or equal to the book value of the investment, the investment value presented in the consolidated financial statements is zero.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial investments (Continued)

Other investments:

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

Business cooperation contracts not under joint control

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

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

Allowance for loss of investments

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

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

Receivables

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

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

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions. Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution.

The inventory cost is calculated via weighted average.

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

Tangible fixed assets and Depreciation

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

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

	Years
Machinery and equipment	03 - 05
Motor vehicles	06
Office equipment	03 - 05

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Tangible fixed assets and Depreciation (Continued)

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

Intangible fixed assets and Amortization

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

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

Computer software is amortized on a straight-line basis over its estimated useful life of 03 years. As at 30/9/2026, the Company's intangible fixed assets were fully amortised.

Investment properties

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

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

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

	Years
Buildings and structures	48 - 50
Land use rights	48 - 50
Machinery and equipment	15

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

Leases

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

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

Where the Company is the lessee

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Leases (Continued)

Where the Company is the lessor

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

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

Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's prepaid expenses includes:

Tool and supplies

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

Real estate brokerage fees

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

Major repair costs and other costs awaiting allocation

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

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 payables are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

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

Dividends and profit distribution payable

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

Loans and finance lease liabilities

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recognition and capitalization of Borrowing costs

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

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses. The Company records payable expenses according to the following main cost contents:

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

Owners' equity

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

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

Profits after corporate income tax are distributed to shareholders after deducting funds in accordance with the Company's Articles of Association, legal regulations, and after approval by the General Meeting of Shareholders.

Revenue and other income

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

Revenue from services

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

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

Revenue from real estate sales

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue and other income (Continued)

Operating lease revenue

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

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 is the total cost of services and investment properties incurred during the period, based on the matching principle with revenue. Any costs exceeding the normal level of inventory are recognized immediately in the cost of goods sold.

Financial expenses

Financial expenses reflect costs incurred during the period, including:

- Losses related to financial investment activities;

- Borrowing costs: Recorded monthly based on loan amount, loan interest rate and actual number of loan days.

Corporate income tax expense

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

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

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

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.

Earnings per share

The company presents earnings per share (EPS) for its common stock. Earnings per share are calculated by dividing the profit or loss attributable to common shareholders (after deducting any allocation to the employee benefit fund for the reporting period) by the weighted average number of common shares outstanding during the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Related parties

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

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

Segment report

A segment is a distinguishable component of the Company engaged in providing related products or services (segment by business area), or in providing products or services within a specific economic environment (segment by geographic area) where the segment has different economic risks and benefits from other business segments. Management believes the Company operates in the primary business segment of real estate, within a single geographic area of Vietnam. Therefore, the Company does not present segment reports by business area and by geographic area as required by Vietnamese Accounting Standard No. 28 - segment reporting.

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

5.1 Cash and cash equivalents

	30/09/2026 VND	01/01/2026 VND
Cash	2,138,536,295	1,896,507,561
Bank deposits (*)	113,375,976,847	310,810,298,536
Total	**115,514,513,142**	**312,706,806,097**

(*) Details of demand deposits:

	30/09/2026 VND	01/01/2026 VND
Bao Viet Commercial Joint Stock Bank	109,631,876,135	305,902,772,921
Others	3,744,100,712	4,907,525,615
Total	**113,375,976,847**	**310,810,298,536**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments

a. Trading securities

	30/09/2026 (VND)			01/01/2026 (VND)		
	Original cost	Fair value	Allowances	Original cost	Fair value	Allowances
Shares	**56,180,000,000**	**39,220,000,000**	**(16,960,000,000)**	-	-	-
Hoang Quan Consulting - Trading - Service Real Estate Corporation	56,180,000,000	39,220,000,000	(16,960,000,000)	-	-	-
Total	**56,180,000,000**	**39,220,000,000**	**(16,960,000,000)**	-	-	-

The trading securities consist of 21,200,000 HQC shares, subject to a one-year transfer restriction from 31/03/2026. The fair value as at 30/9/2026 was determined based on the closing market price of the shares as at 30/9/2026.

b. Held to maturity investments

	30/09/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Short-term	**214,176,968,310**	**214,176,968,310**	-	**99,091,381,856**	**99,091,381,856**	-
Term deposits (1)	***27,016,641,715***	***27,016,641,715***	-	***26,964,346,457***	***26,964,346,457***	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh	6,516,641,715	6,516,641,715	-	6,464,346,457	6,464,346,457	-
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	-
Ho Chi Minh City Development Joint Stock Commercial Bank - Ho Nai Branch	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
Borrowings	***145,542,887,000***	***145,542,887,000***	-	***42,998,887,000***	***42,998,887,000***	-
Ky Son Green Pearl Island Company Limited (2)	100,000,000,000	100,000,000,000	-	-	-	-
Ky Son Green Development Investment Joint Stock Company (3)	35,923,887,000	35,923,887,000	-	37,423,887,000	37,423,887,000	-
IWG Hotel and Resort Joint Stock Company (4)	4,345,000,000	4,345,000,000	-	4,345,000,000	4,345,000,000	-
Others (5)	5,274,000,000	5,274,000,000	-	1,230,000,000	1,230,000,000	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Trading securities (Continued)

b. Held to maturity investments (Continued)

	30/09/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Loan interest	***41,617,439,595***	***41,617,439,595***	-	***29,128,148,399***	***29,128,148,399***	-
Ky Son Green Investment and Development Joint Stock Company	16,709,770,105	16,709,770,105	-	6,823,050,628	6,823,050,628	-
ECLIPSE Vietnam Joint Stock Company	1,146,583,452	1,146,583,452	-	5,672,895,637	5,672,895,637	-
Thanh Nhan Construction and Trading Investment Joint Stock Company	8,024,706,065	8,024,706,065	-	1,668,531,191	1,668,531,191	-
Thien Hoa Real Estate Joint Stock Company	4,973,486,040	4,973,486,040	-	4,973,486,040	4,973,486,040	-
Hai Phat Real Estate Trading Joint Stock Company	4,224,018,805	4,224,018,805	-	4,177,986,690	4,177,986,690	-
Others	6,538,875,128	6,538,875,128	-	5,812,198,213	5,812,198,213	-
Long-term	**178,686,779,792**	**178,686,779,792**	-	**126,683,215,148**	**126,683,215,148**	-
Borrowings	***178,686,779,792***	***178,686,779,792***	-	***126,683,215,148***	***126,683,215,148***	-
Thanh Nhan Construction and Trading Investment Joint Stock Company (6)	83,908,299,678	83,908,299,678	-	49,661,069,678	49,661,069,678	-
An Thinh Investment Joint Stock Company			-	26,349,498,356	26,349,498,356	-
ECLIPSE Vietnam Joint Stock Company (7)	9,276,312,803	9,276,312,803	-	24,942,952,803	24,942,952,803	-
Hai Phat Real Estate Business Joint Stock Company (8)	40,772,910,201	40,772,910,201	-	8,456,937,201	8,456,937,201	-
Others (9)	44,729,257,110	44,729,257,110	-	17,272,757,110	17,272,757,110	-
Total	**392,863,748,102**	**392,863,748,102**	-	**225,774,597,004**	**225,774,597,004**	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

b. Held to maturity investments (Continued)

(1) The balance as at 30/9/2026 represents term deposits at banks with terms of 6-12 months and interest rates from 4.2%/year to 6.4%/year (as at 31/12/2025, interest rates from 4.2%/year to 6.7%/year).

(2) Loan agreement No. 77/2026/HĐVV/HPX-ĐNXKS dated 15/09/2026 between the Company and Dao Ngoc Xanh Ky Son Company Limited. Loan amount: VND 100 billion. Purpose: To meet capital needs. Term: 3 years from the date of signing the contract. Interest rate: 15% per year.

(3) Loan agreement No. 14/2024/HĐVV/HPX-XKS dated 20/05/2024 between the Company and Ky Son Green Investment and Development Joint Stock Company. Loan amount: VND 50 billion. Purpose: To meet capital needs. Term: Until 31/10/2026. Interest rate: 13% per year.

(4) Loan agreement No. 2904/2025/HĐVV/HPX-IWG dated 29/4/2025 between the Company and IWG Hotel and Resort Joint Stock Company. Loan amount: VND 4,345,000,000. Purpose: To meet capital needs. Term: 11 months, automatically extended for another 11 months. Interest rate: 13% per year.

(5) The loan agreements for businesses have a term of one year from the date of disbursement with an interest rate of 13% per year to meet their capital needs.

(6) Loan agreement No. 04/2024/HĐVV/HPX-TN dated 20/01/2024 between the Company and Thanh Nhan Construction and Trading Investment Joint Stock Company. Loan amount: VND 60 billion. Purpose: To meet capital needs. Term: Until 31/12/2025, automatically extended for another 12 months. Interest rate: 13% per year.

- Loan agreement No. 2904/HDVV/HPX-TN dated 29/04/2026 between the Company and Thanh Nhan Construction and Trading Investment Joint Stock Company. Loan amount: VND 43.4 billion. Purpose: To meet capital needs. Term: 3 years from the date of the first disbursement date. Interest rate: 13% per year.

(7) Loan agreement No. 3101/2024/HĐVV/HPX-ECL dated 31/01/2024 between the Company and Eclipse Vietnam Joint Stock Company. Loan amount: VND 25 billion. Purpose: To meet capital needs. Term: Until 31/12/2025, automatically extended for another 12 months.

(8) Loan agreement No. 2301/2024/HĐVV/HPX-HPHOME dated 23/01/2024 between the Company and Hai Phat Real Estate Business Joint Stock Company. Loan amount: VND 15,813,600,000. Purpose: To meet capital needs. Term: Until 31/12/2025, automatically extended for another 12 months. Loan interest rate: 13% per year.

- Loan agreement No. 0502/2026/HĐVV/HPX-HPHOME dated 05/02/2026 between the Company and Hai Phat Real Estate Business Joint Stock Company. Loan amount: VND 50 billion. Purpose: To meet capital needs. Term: 24 months, corresponding to each loan.

(9) The loan agreements for businesses have a term until 31/12/2025, and will be automatically renewed for 12 months at an interest rate of 13% per year to meet their capital needs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Equity investments in other entities

Name	30/09/2026 VND					01/01/2026 VND				
	Equity owned ratio	Voting rights ratio	Original cost	Book value	Allowances	Equity owned ratio	Voting rights ratio	Original cost	Book value	Allowances
Investments in joint associates			**1,353,387,326,097**	**1,349,983,428,774**				**980,646,786,097**	**999,171,618,058**	
BT Ha Dong Company	50.00%	50.00%	55,946,786,097	55,946,786,097		50%	50%	55,946,786,097	55,946,786,097	
Greenland Holdings Investment Joint Stock Company						20.00%	20.00%	27,200,000,000	27,200,000,000	
Hai Phat Retail Joint Stock Company (1)	43.98%	43.98%	1,297,440,540,000	1,294,036,642,677		48.51%	48.51%	897,500,000,000	916,024,831,961	
Total			**1,353,387,326,097**	**1,349,983,428,774**				**980,646,786,097**	**999,171,618,058**	

(1) According to Resolution No. 01A/NQ-ĐHĐCĐ dated January 5, 2026 of Hai Phat Retail Joint Stock Company on the Extraordinary General Meeting of Shareholders, the plan to offer shares to existing shareholders to increase charter capital from VND 1,850,000,000,000 to VND 2,950,000,000,000. According to the minutes of the Board of Directors meeting No. 03/BB-HĐQT dated January 12, 2026 of Hai Phat Retail Joint Stock Company, after the completion of the share offering, Ruby Real Estate Investment and Development Company Limited (a subsidiary wholly owned by Hai Phat Investment Joint Stock Company) owns 93,750,000 shares, accounting for 31.78% of the charter capital of Hai Phat Retail Joint Stock Company. Sapphire Investment Co., Ltd. (a wholly owned subsidiary of Hai Phat Investment Joint Stock Company) owns 35,994,054 shares, representing 12.2% of the charter capital of Hai Phat Retail Joint Stock Company. Therefore, as at March 31, 2026, Hai Phat Investment Joint Stock Company indirectly holds 43.98% of the charter capital of Hai Phat Retail Joint Stock Company through its subsidiaries, Ruby Real Estate Investment and Development Co., Ltd. and Sapphire Investment Co., Ltd.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Equity investments in other entities

Name	30/09/2026 VND					01/01/2026 VND				
	Equity owned ratio	Voting rights ratio	Original cost	Book value	Allowances	Equity owned ratio	Voting rights ratio	Original cost	Book value	Allowances
Investments in equity of other entities			**30,317,280,829**	**30,317,280,829**	-			**30,317,280,829**	**30,317,280,829**	-
HP Hospitality Nha Trang Company Limited	4.50%	4.50%	30,317,280,829	30,317,280,829	-	4.50%	4.50%	30,317,280,829	30,317,280,829	-
Investment in the BCC in which the Company does not have joint control but is entitled to benefits based on the post-tax profits of the BCC			**387,780,000,000**	**387,780,000,000**	-			**686,228,000,000**	**686,228,000,000**	-
Ky Son Green Development Investment Joint Stock Company			-	-	-			100,000,000,000	100,000,000,000	-
Nguyen Huy Bach			-	-	-			70,000,000,000	70,000,000,000	-
Vu Manh Tuan			194,280,000,000	194,280,000,000	-			197,980,000,000	197,980,000,000	-
Thien Hoa Real Estate Joint Stock Company			81,000,000,000	81,000,000,000	-			81,000,000,000	81,000,000,000	-
Nguyen Thi Hang			40,000,000,000	40,000,000,000	-			40,000,000,000	40,000,000,000	-
Ngo Ba Hoang Duy			50,000,000,000	50,000,000,000	-			50,000,000,000	50,000,000,000	-
Khuat Huu Viet			22,500,000,000	22,500,000,000	-			22,500,000,000	22,500,000,000	-
Do Dieu Linh			-	-	-			20,500,000,000	20,500,000,000	-
SOLARIS Vietnam Investment Joint Stock Company			-	-	-			104,248,000,000	104,248,000,000	-
Total			**418,097,280,829**	**418,097,280,829**	-			**716,545,280,829**	**716,545,280,829**	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.3 Short-term receivables from customers

	30/09/2026 VND	01/01/2026 VND
Short-term		
Receivables from share transfer	30,000,000,000	30,000,000,000
Receivables from real estate transfer	13,977,423,437	15,785,270,465
Receivables from leasing and other activities	23,413,888,418	24,852,668,757
Total	**67,391,311,855**	**70,637,939,222**
In which: Short-term receivables from related parties ***(Details in Note 6.1)***	512,471,700	1,604,169,000

5.4 Short-term prepayments to suppliers

	30/09/2026 VND	01/01/2026 VND
Thang Long HP Construction Joint Stock Company	492,866,237,813	573,316,778,749
ECLIPSE Vietnam Joint Stock Company	580,838,814,919	525,532,173,154
Thanh Nhan Investment Construction and Trading Joint Stock Company	150,000,000,000	150,000,000,000
Others	196,572,629,440	133,320,324,674
Total	**1,420,277,682,172**	**1,382,169,276,577**
In which: Repayments to related parties ***(Details in Note 6.1)***	61,542,791,293	45,000,000,000

5.5 Other receivables

	30/09/2026 VND	01/01/2026 VND
Short-term	**1,169,011,903,919**	**1,719,044,511,901**
Deposit according to the transfer contract (1)	35,787,577,393	28,171,274,000
Receivables as per memorandum of agreement/authorization, investment cooperation (2)	156,076,241,875	212,256,241,875
Receivables according to the investment cooperation termination agreement	-	524,000,000,000
Advances	465,362,803,847	369,371,735,322
Short-term deposits and collateral	435,337,900,000	435,323,600,000
Others	76,447,380,804	149,921,660,704
Long-term	**298,480,416,546**	**294,999,136,546**
Receivables under brokerage and product purchase commitment contracts (3)	294,985,136,546	294,985,136,546
Others	3,495,280,000	14,000,000
Total	**1,467,492,320,465**	**2,014,043,648,447**
In which: short-term receivables from related parties ***(Details in Note 6.1)***	3,124,901,853	3,124,901,853

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

(2) A deposit of VND 156.08 billion was made to a business partner for the purpose of investing in, constructing, managing, operating, and doing business with a project in Lam Dong province.

(3) Receivables for advance payments under a brokerage and off-take agreement for a real estate project in Me Linh, Hanoi, as per project's off-take agreement.

5.6 Short-term allowances for doubtful debts

	30/09/2026 VND	01/01/2026 VND
Overdue receivables not yet collected	-	-
Private Construction Enterprise No. 1	30,000,000,000	30,000,000,000
Hoang Quan Consulting - Trading - Service Real Estate Corporation	88,256,241,875	65,000,000,000
Others	7,901,715,501	8,494,680,001
Total	**126,157,957,376**	**103,494,680,001**

5.7 Inventories

	30/09/2026 VND		01/01/2026 VND	
	Original cost	Provision	Original cost	Provision
Work in progress	2,630,465,852,941	-	2,291,585,314,102	-
Goods	93,270,577,692	-	112,896,211,676	-
Total	**2,723,736,430,633**	**-**	**2,404,481,525,778**	**-**

5.8 Prepaid expenses

	30/09/2026 VND	01/01/2026 VND
Short-term	**55,131,882,759**	**6,598,063,448**
Real estate brokerage fee	47,478,439,422	6,146,521,490
Tools and equipment expense, Others	7,653,443,337	451,541,958
Long-term	**3,464,470,696**	**6,765,161,557**
Tools and equipment expense	662,396,702	880,814,415
Others	2,802,073,994	5,884,347,142
Total	**58,596,353,455**	**13,363,225,005**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.9 Tangible fixed assets

	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST				
As at 01/01/2026	389,372,727	13,047,020,000	2,476,147,332	15,912,540,059
Increase	-	1,697,661,818	384,398,148	2,082,059,966
Decrease	-	-	-	-
As at 30/09/2026	389,372,727	14,744,681,818	2,860,545,480	17,994,600,025
ACCUMULATED DEPRECIATION				
As at 01/01/2026	307,437,681	11,978,001,068	2,331,003,999	14,616,442,748
Increase	15,668,181	278,796,136	74,225,164	368,689,481
Depreciation	15,668,181	278,796,136	74,225,164	368,689,481
Decrease	-	-	-	-
As at 30/09/2026	323,105,862	12,256,797,204	2,405,229,163	14,985,132,229
NET BOOK VALUE				
As at 01/01/2026	81,935,046	1,069,018,932	145,143,333	1,296,097,311
As at 30/09/2026	66,266,865	2,487,884,614	455,316,317	3,009,467,796

5.10 Intangible fixed assets

Unit: VND

	Computer software	Total
HISTORY COST		
As at 01/01/2026	**183,000,000**	**183,000,000**
Decrease	-	-
As at 30/09/2026	**183,000,000**	**183,000,000**
ACCUMULATED AMORTIZATION		
As at 01/01/2026	**183,000,000**	**183,000,000**
Increase	-	-
Amortization	-	-
Decrease	-	-
As at 30/09/2026	**183,000,000**	**183,000,000**
NET BOOK VALUE		
As at 01/01/2026	-	-
As at 30/09/2026	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.11 Investment property

	Buildings and Structures	Machinery, equipment	Land use rights	Total
HISTORY COST				
As at 01/01/2026	444,717,126,013	36,357,216,267	40,547,456,433	521,621,798,713
Increase	-	-	-	-
Decrease	71,784,088,355	4,418,979,481	7,665,399,227	83,868,467,063
Change of land use	71,784,088,355	4,418,979,481	7,665,399,227	83,868,467,063
As at 30/09/2026	372,933,037,658	31,938,236,786	32,882,057,206	437,753,331,650
ACCUMULATED DEPRECIATION				
As at 01/01/2026	79,219,476,926	20,738,294,233	4,767,384,918	104,725,156,077
Increase	5,973,788,059	1,470,410,778	578,295,740	8,022,494,577
Depreciation	5,973,788,059	1,470,410,778	578,295,740	8,022,494,577
Decrease	5,300,438,204	1,293,680,906	557,751,063	7,151,870,173
Change of land use	5,300,438,204	1,293,680,906	557,751,063	7,151,870,173
As at 30/09/2026	79,892,826,781	20,915,024,105	4,787,929,595	105,595,780,481
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 30/09/2026	293,040,210,877	11,023,212,681	28,094,127,611	332,157,551,169

5.12 Trade Payables

	30/09/2026 VND	01/01/2026 VND
Short-term		
Song Hong Construction Joint Stock Company No. 1	19,676,186,134	19,793,115,910
Tan Hai Duong Investment Construction Company Limited	12,749,039,512	15,449,039,512
Duc Dat Construction Investment and Trading Joint Stock Company	17,651,567,250	19,240,714,736
HP Land Real Estate Business Joint Stock Company	-	40,038,362,890
Others	143,086,212,974	137,743,865,560
Total	**193,163,005,870**	**232,265,098,608**
*In which Payables to related parties **(Details in Note 6.1)***	3,135,031,649	3,139,257,412

5.13 Prepayments from customers

	30/09/2026 VND	01/01/2026 VND
Short-term	**843,544,976,385**	**742,682,932,084**
Buyers pay upfront for real estate projects (1)	841,867,708,096	742,226,063,795
Others	1,677,268,289	456,868,289
Total	**843,544,976,385**	**742,682,932,084**
*In which: Repayments from customers from related parties **(Details in Note 6.1)***	9,897,383,420	9,703,083,420

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.14 Taxes and payables to State Treasury

	01/01/2026 VND	Additions	Paid	30/09/2026 VND
VAT	42,842,938,937	14,398,247,207	39,502,773,865	17,738,412,279
Corporate income tax	60,839,244,508	32,107,068,359	17,860,715,121	75,085,597,746
Current corporate income tax	*60,839,244,508*	*22,113,342,173*	*7,866,988,935*	*75,085,597,746*
Corporate income tax prepaid on advances received from the sale of real estate	-	*9,993,726,186*	*9,993,726,186*	-
Personal income tax	7,261,590,004	4,486,513,318	7,418,027,197	4,330,076,125
Land tax, Land rental charges	369,113,313	538,773,612	369,113,311	538,773,614
Others	2,280,482,139	2,595,093,649	2,595,093,649	2,280,482,139
Total	**113,593,368,901**	**54,125,696,145**	**67,745,723,143**	**99,973,341,903**

5.15 Accrued expenses

	30/09/2026 VND	01/01/2026 VND
Interest expenses	70,089,305,027	52,057,709,143
Interest support expense	3,786,924,899	3,884,291,286
Others	27,797,540,940	28,680,817,371
Total	**101,673,770,866**	**84,622,817,800**
In which: Accrued expenses to related parties ***(Details in Note 6.1)***	1,531,223,342	943,450,603

5.16 Other payables

	30/09/2026 VND	01/01/2026 VND
Short-term	**580,127,248,024**	**1,070,048,497,882**
Revenue from deposits, loans, and other contracts related to real estate projects	198,880,758,916	411,614,466,500
Must return centrally managed cash flow (1)	222,564,652,041	493,513,710,747
Receive deposit from lease contract (2)	42,109,505,562	55,914,840,190
Apartment maintenance fund	76,685,087,145	76,168,890,120
Others	39,887,244,360	32,836,590,325
Long-term	**963,953,370,500**	**880,249,700,000**
Payable on business cooperation, investment trust contract (3)	581,900,000,000	880,249,700,000
Project distribution deposits (4)	382,053,370,500	-
Total	**1,544,080,618,524**	**1,950,298,197,882**
In which: Short-term other payables to related parties ***(Details in Note 6.1)***	211,155,575,040	615,106,710,747

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(1) The Company's centrally managed cash flow payables to companies including Hai Phat Retail Company, Hai Phat Binh Thuan Company, Ruby Company, Heritage Company, Sapphire Company, and TOPAZ Company.

(2) Deposit received from customers under social housing rental contracts in Phu Lam social housing urban area project, Phu Luong ward, Hanoi city.

(3) Amount payable of VND 581.9 billion under 02 business cooperation contracts for real estate projects in Cao Bang province and Bac Ninh province with 01 business partner.

(4) A payable of VND 382.05 billion for a deposit contract for marketing, distribution and product offtake at the project in Tuy Hoa ward, Dak Lak province with 01 business partner.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.17 Borrowings and finance lease liabilities

Unit: VND

	30/09/2026	*Incurred during the period*		*01/01/2026*
	Book Value	**Increase**	**Decrease**	**Book Value**
Short-term borrowings	**814,276,845,511**	**507,344,959,795**	759,345,299,502	**1,066,277,185,218**
Bank borrowings				
Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) – Phan Dinh Phung Transaction Office (1.1)	11,764,173,355	27,976,665,315	28,617,753,844	12,405,261,884
Bao Viet Joint Stock Commercial Bank – Hanoi Branch (1.2)	19,848,919,934	-	22,409,772,066	42,258,692,000
Borrowings from organizations and enterprises (2)	479,556,313,104	327,213,250,000	17,735,500,000	170,078,563,104
Personal borrowings (3)	303,107,439,118	152,155,044,480	315,582,273,592	466,534,668,230
Bond issuance	-	-	-	-
Smart Invest Securities JSC	-	-	375,000,000,000	375,000,000,000
Long-term borrowings	**826,916,639,399**	**281,049,959,243**	**125,000,000,000**	**670,866,680,156**
Bank borrowings				
Bao Viet Joint Stock Commercial Bank – Hanoi Branch (1.2)	275,712,312,496	195,067,868,890	-	80,644,443,606
Bao Viet Joint Stock Commercial Bank – Business Center (1.3)	250,000,000,000	-	-	250,000,000,000
Ho Chi Minh City Development Joint Stock Commercial Bank (1.4)	301,204,326,903	85,982,090,353	-	215,222,236,550
Issuing bonds	-	-	-	-
Smart Invest Securities JSC	-	-	125,000,000,000	125,000,000,000
Total	**1,641,193,484,910**	**788,394,919,038**	**884,345,299,502**	**1,737,143,865,374**
In which: Short-term borrowings to related parties (Details in Note 6.1)	***5,239,000,000***	-	-	***5,239,000,000***

(1.1) Pursuant to the Credit Agreement Appendix No. 27976/24MB/HĐTD dated 27/9/2024 signed between Ho Chi Minh City Development Joint Stock Commercial Bank – Hoan Kiem Branch and Hai Phat Investment Joint Stock Company. Credit limit: VND 12.5 billion. Credit term: 36 months from the signing date to 27/9/2027. Interest rate varies depending on the loan agreement. Purpose: To supplement working capital to pay salaries to employees. Loan term for each agreement: 6 months.

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

- Credit Agreement No. 0724-2024-HĐTD-BVB002 dated 25/11/2024 between the lender, Bao Viet Commercial Joint Stock Bank – Hanoi Branch, and the borrower, Hai Phat Investment Joint Stock Company. The maximum loan amount is VND 340 billion. The loan term is 36 months from the date of the first disbursement. Purpose: To pay for the investment costs of constructing commercial housing projects on the extended B6 road, B10 road, and TT12 road, Bac Lenh ward, Binh Minh, Lao Cai city. Maximum interest grace period of 18 months from the date of the first disbursement, with interest compounded every 6 months during the grace period. After the grace period, interest is repaid quarterly according to the specific repayment schedule for each loan agreement.
- Credit Agreement No. 0209-2025-HĐTD1-BVB002 dated 26/6/2025 between the lender, Bao Viet Commercial Joint Stock Bank – Hanoi Branch, and the borrower, Hai Phat Investment Joint Stock Company. The loan amount is VND 623,475,000. The loan term is 60 months. Purpose: Payment for the purchase of one Toyota Innova Cross 2.0V. Interest rate: As per loan agreement. Collateral: Toyota Innova Cross 2.0V.
- Credit Agreement No. 0099-2026-HĐTD1-BVB002 dated 11/06/2026 between the lender, Bao Viet Commercial Joint Stock Bank - Hanoi Branch, and the borrower, Hai Phat Investment Joint Stock Company. Loan amount: VND 120 billion. Loan term: 72 months. Purpose: To acquire the capital contribution under Capital Contribution Transfer Agreement No. 01/2026/HĐCN signed on 08/06/2026 between the Company and Mr. Pham Sy Lam at HP An Phat Investment Co., Ltd, and to acquire the capital contribution under Capital Contribution Transfer Agreement No. 02/2026/HĐCN signed on 08/06/2026 between the Company and Mr. Tran Ngoc Tu at HP An Phat Investment Co., Ltd. Grace period: 48-month principal repayment from the date of the first disbursement. After the grace period, interest is repaid quarterly according to the specific repayment schedule for each loan agreement. Interest rate: As stated in the loan agreement.

(1.3) Credit Agreement No. 0075-2025-HĐTD-BVB007 dated 08/12/2025 between the lender, Bao Viet Commercial Joint Stock Bank, and the borrower, Hai Phat Investment Joint Stock Company. Maximum loan amount: VND 250 billion. Loan term: 60 months. Purpose: Partial payment of brokerage and off-take contract costs for the Tien Phong Flower Village Housing Project. Principal grace period: 23 months from the date of first disbursement. Interest grace period: 23 months from the date of first disbursement. After the grace period, interest is repaid quarterly according to the specific repayment schedule for each loan agreement.

(1.4) Credit Agreement No. 22698/25MN/HĐTD dated 05/09/2025 between the lender, Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Transaction Office Branch, and the borrower, Hai Phat - Binh Thuan One Member Limited Liability Company. Maximum loan amount: VND 700 billion. Loan term: 60 months commencing from the day following the first disbursement date. Purpose: finance expenses incurred in connection with the investment and construction of the high-rise apartment building under the Phu Hai Residential Area Project located in Phu Hai Ward, Phan Thiet City, Binh Thuan Province (now Phu Thuy Ward, Lam Dong Province). Principal grace period: 24 months from the date of first disbursement. The lending interest rate is stipulated in each loan agreement. After the grace period, the principal shall be repaid in equal quarterly installments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(2) The principal loan balance includes the following loan agreements:

- Loan agreement for VND 222 billion, No. 1986/HĐVV/VCG-HP dated 14/11/2023 with Vietnam Import-Export and Construction Joint Stock Company - Vinaconex, interest rate 16%/year. Purpose: to support production and business activities.
- Loan agreement for VND 200 billion, No. 2312/2025/HDVV/PRL-HPX dated 23/12/2025 with Prime Land Real Estate Investment Joint Stock Company, interest rate 5.5%/year. Loan term 12 months. Purpose: to support production and business activities.
- Loan agreement for VND 200 billion, No. 1003/2026/HDVV/PRL-HPX dated 10/03/2026 with Prime Land Real Estate Investment Joint Stock Company, interest rate 5.5%/year. Loan term 11 months. Purpose: to support production and business activities.
- Loan agreement for VND 62 billion, No. 1709/2026/HĐVV/HPX-HPTL dated 17/09/2026 with HP Thang Long Construction Joint Stock Company, interest rate 5%. Loan term 1 month. Purpose: to support production and business activities.
- Loan agreement for VND 7.5 billion, number 02/2024/HĐVV/TH-HPBT dated 20/09/2024 between Thien Hoa Real Estate Joint Stock Company and Hai Phat - Binh Thuan One-Member Limited Liability Company, interest rate 13%/year. Purpose: to support production and business activities.

(3) Individual loan agreements have a term of 6-12 months. Interest rates range from 5% to 15% per year throughout the contract period. The company is responsible for paying personal income tax on behalf of the borrowers. Principal and interest are repaid at the end of the term.

5.18 Owners' equity

a. Changes of owners' equity

Unit: VND

	Share capital	Share premium	Retained profits	Non-controlling interest	Total
Previous year					
As at 01/01/2025	**3,041,685,810,000**	**60,986,800,000**	**332,721,228,767**	**198,579,808,622**	**3,633,973,647,389**
Profit in the previous year	-	-	121,334,755,833	3,603,742,302	**124,938,498,135**
Board of Management remuneration	-	-	(3,287,261,345)	(37,738,655)	**(3,325,000,000)**
Decrease due to loss of control and becoming an Associate company	-	-	-	(202,145,812,269)	**(202,145,812,269)**
As at 31/12/2025	**3,041,685,810,000**	**60,986,800,000**	**450,768,723,255**	**-**	**3,553,441,333,255**
As at 01/01/2026	**3,041,685,810,000**	**60,986,800,000**	**450,768,723,255**	**-**	**3,553,441,333,255**
Profit this year	-	-	57,136,303,423	(229,461)	57,136,073,962
Board of Management remuneration	-	-	(2,340,000,000)	-	(2,340,000,000)
Acquire/establish new subsidiaries during the period	-	-	-	146,755,073,040	146,755,073,040
As at 30/09/2026	**3,041,685,810,000**	**60,986,800,000**	**505,565,026,678**	**146,754,843,579**	**3,754,992,480,257**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

b. Details of owners' equity

	30/09/2026 VND	01/01/2026 VND
Capital contributed by shareholders	3,041,685,810,000	3,041,685,810,000
Total	**3,041,685,810,000**	**3,041,685,810,000**

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

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

d. Share

	30/09/2026 Share	01/01/2026 Share
Quantity of registered shares	**304,168,581**	**304,168,581**
Quantity of issued shares	**304,168,581**	**304,168,581**
Common shares	304,168,581	304,168,581
Outstanding shares	**304,168,581**	**304,168,581**
Common shares	304,168,581	304,168,581
Per value of outstanding shares (VND/ share)	10,000	10,000

5.19 Revenue from sales of goods and provision of services

	Quarter III/2026 VND	Quarter III/2025 VND
Revenue from real estate transfer activities	8,481,706,648	116,255,346,907
Others	3,318,311,279	10,302,346,980
Total	**11,800,017,927**	**126,557,693,887**

5.20 Cost of goods sold

	Quarter III/2026 VND	Quarter III/2025 VND
Cost price from real estate transfer activities	6,884,891,523	42,478,858,154
Others	3,585,441,837	10,062,420,570
Total	**10,470,333,360**	**52,541,278,724**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5.21 Financial income

	Quarter III/2026 VND	Quarter III/2025 VND
Interest on deposits and loans	18,828,965,463	13,081,603,413
Gain from transfer of capital contributions	51,940,612,599	-
Total	**70,769,578,062**	**13,081,603,413**

5.22 Financial expenses

	Quarter III/2026 VND	Quarter III/2025 VND
Loan interest	28,593,860,439	40,412,885,160
Others	14,428,000,000	112,859,097
	43,021,860,439	**40,525,744,257**

5.23 Other income/ Other expenses

	Quarter III/2026 VND	Quarter III/2025 VND
Other income	1,147,267,881	52,301,155
Total	**1,147,267,881**	**52,301,155**
Other expenses	119,956,638	23,810,402,586
Total	**119,956,638**	**23,810,402,586**
Net other income/ expenses	**1,027,311,243**	**(23,758,101,431)**

5.24 Current corporate income tax expense

	Quarter III/2026 VND	Quarter III/2025 VND
Corporate income tax expense	4,181,243,913	4,315,425,450
Total	**4,181,243,913**	**4,315,425,450**

5.25 Basic earnings per share

	Accumulated to Quarter III of 2026 VND	Accumulated to Quarter III of 2025 VND
The parent company's accounting profit after corporate income tax	**57,136,303,423**	**53,337,361,239**
Decrease Adjustments	**(2,340,000,000)**	**(2,490,535,211)**
Remuneration for the Board of Directors and the Supervisory Board	(2,340,000,000)	(2,490,535,211)
Profit used to calculate basic earnings per share	**54,796,303,423**	**50,846,826,028**
Average common stock used to calculate earnings per share (shares)	304,168,581	304,168,581
Basic earnings per shares (VND/ share)	**180**	**167**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6. OTHER INFORMATION

6.1 Information of related parties

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

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

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

Related party	Accumulated to Quarter III of 2026 VND	Accumulated to Quarter III of 2025 VND
Board of Management, Directors, Supervisors and other managers	5,425,172,500	5,105,425,012
Total	**5,425,172,500**	**5,105,425,012**

Name	Position	Accumulated to Quarter III of 2026 VND	Accumulated to Quarter III of 2025 VND
Do Quy Hai	Chairman	1,080,000,000	1,080,000,000
Nguyen Van Phuong	Vice Chairman, General Director	900,000,000	812,646,266
Nguyen Van Dung	Vice Chairman	270,000,000	240,000,000
Le Thanh Hai	Member of the Board of Management, Deputy General Director	970,380,000	945,803,773
Le Quang Vinh	Member of the Board of Management	180,000,000	180,000,000
Chu Viet Hung	Head of the Board (Appointed from 04/05/2026) Member (Dismissed from 03/05/2026)	140,000,000	90,000,000
Do Manh Quan	Member (Appointed from 04/05/2026) Head of the Board (Dismissed from 03/05/2026)	130,000,000	180,000,000
Le Manh Hung	Member of the Supervisors Board	90,000,000	90,000,000
Nguyen Ngoc Tham	Deputy General Director	537,412,500	490,975,738
Nguyen Viet Duc	Deputy General Director	568,390,000	480,286,604
Nguyen Thi Phuong Nga	Chief Accountant	558,990,000	515,712,630
Total		**5,425,172,500**	**5,105,425,012**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

b. Transactions with related parties

Related party	Nature of transaction	Accumulated to Quarter III of 2026 VND	Accumulated to Quarter III of 2025 VND
Sale transactions			
Hai Phat Retail Company	Revenue from basement operation and property management fees	3,677,489,199	
Hai Phat Land Group	Revenue from real estate transfers	7,932,933,518	
Cienco 5 Company	Revenue from parking fee		836,364
Yen Son Company	Receivables from leasing activities		259,305,739
	Receivables from consulting services	909,250,000	
Hai Phat Land Group Company	Receivables from leasing activities		116,231,014
PSP Company	Receivables from leasing activities		2,366,837,866
Mr. Nguyen Ngoc Tham	Real estate transfer revenue		2,010,817,000
Mr. Le Thanh Hai	Real estate transfer revenue		2,439,888,000
Mrs. Nguyen Thi Ngoc Anh	Real estate transfer revenue		200,000,000
Purchase transactions			
Cienco 5 Company	Construction costs		266,081,771
PSP Company	Service fees	455,901,540	3,560,809,875
Hai Phat Land Group Company	Brokerage fees	47,073,772,390	23,839,285
Hai Phat Retail Company	Revenue from premises leasing, utility charges, parking fees and service fees	1,499,340,194	
Accrued expenses			
Mr. Le Thanh Hai	Loan interest	587,772,739	587,772,740
Mrs. Nguyen Thi Phuong Nga	Loan interest		465,349,676
Hai Phat Retail Company	Interest from centralized fund management arrangements	1,948,847,438	
Other payable transactions			
Mrs. Nguyen Thi Phuong Nga	Loan principal actually paid		2,500,000,000
Hai Phat Retail Company	Receipts from centralized cash management	27,970,400,000	
	Repayment, offset of centralized cash management	352,432,836,718	
Hai Phat Land Group Company	Security deposit		121,000,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

c. Balances with related parties

Related party	Nature of transaction	30/09/2026 VND	01/01/2026 VND
1. Short-term receivables from customers			
Yen Son Company	Receivables from consulting and leasing activities	230,309,700	1,322,007,000
Ms. Nguyen Thi Ngoc Anh	Receivables from real estate transfer activities	282,162,000	282,162,000
Total		**512,471,700**	**1,604,169,000**
2. Short-term repayments to suppliers			
Hai Phat Land Group Company	Brokerage service	61,542,791,293	45,000,000,000
Total		**61,542,791,293**	**45,000,000,000**
3. Short-term other receivables			
HPH Nha Trang Company	Other receivable	3,124,901,853	3,124,901,853
Total		**3,124,901,853**	**3,124,901,853**
4. Short-term trade payables			
Cienco 5 Company	Amounts payable for purchases	2,793,122,195	2,793,122,195
PSP Company	Service fees must be paid	127,555,857	219,348,305
Hai Phat Retail Company	Service fees must be paid	214,353,597	126,786,912
Total		**3,135,031,649**	**3,139,257,412**
5.Prepayments from customers			
Mr. Nguyen Ngoc Tham	Real estate transfer	4,586,616,552	4,586,616,552
Mr. Le Thanh Hai	Real estate transfer	4,980,966,868	4,980,966,868
Hai Phat Land Group Company	Consulting services	329,800,000	135,500,000
Total		**9,897,383,420**	**9,703,083,420**
6. Accrued expenses			
Mr. Le Thanh Hai	Loan interest	1,531,223,342	943,450,603
Total		**1,531,223,342**	**943,450,603**
7. Other short-term payables			
Hai Phat Retail Company	Centralized management fees must be paid	171,000,121,467	493,513,710,747
Hai Phat Land Group Company	Security deposit	40,125,453,573	121,563,000,000
PSP Company	Other payables	30,000,000	30,000,000
Total		**211,155,575,040**	**615,106,710,747**
8. Borrowings and finance lease liabilities			
Mr. Le Thanh Hai	Loan money	5,239,000,000	5,239,000,000
Total		**5,239,000,000**	**5,239,000,000**

6.2 Comparative figures

Comparative information presented in the consolidated financial statements for the accounting period ended 30/09/2026, and related notes is based on the consolidated financial statements for the fiscal year ended 31/12/2025, which were audited by CPA VIETNAM Auditing Company Limited - a member of INPACT Global.

The company has applied the guidelines of Circular 99/2025/TT-BTC since 01/01/2026. To ensure comparability of the information in the consolidated financial statements, the company has restated or reclassified certain items of the consolidated financial statements for the fiscal year ended 31/12/2025, as follows:

Items	Code	As at 01/01/2026 (Restated) VND	As at 31/12/2025 (as presented) VND	Differences VND
Short-term financial investment	**120**	**99,091,381,856**	**26,964,346,457**	**72,127,035,399**
Short-term investments held until maturity	123	99,091,381,856	26,964,346,457	72,127,035,399
Short-term receivables	**130**	**3,068,357,047,699**	**3,140,484,083,098**	**(72,127,035,399)**
Receivables from short-term loans	135	-	42,998,887,000	(42,998,887,000)
Other short-term receivables	135	1,719,044,511,901	1,748,172,660,300	(29,128,148,399)
Long-term receivables	**210**	**298,480,416,546**	**1,107,910,351,694**	**(809,429,935,148)**
Receivables from long-term loans	215	-	126,683,215,148	(126,683,215,148)
Other long-term receivables	215	294,999,136,546	981,227,136,546	(686,228,000,000)
Long-term financial investment	**260**	**1,842,400,114,035**	**1,029,488,898,887**	**812,911,215,148**
Investing capital in other entities	263	716,545,280,829	30,317,280,829	686,228,000,000
Long-term investment held until maturity	265	126,683,215,148	-	126,683,215,148
TOTAL ASSETS (280 = 100+200)	280	**8,475,817,744,603**	**8,475,817,744,603**	-

Hanoi, 28th October, 2026

Preparer	Chief Accountant	General Director
Dinh Thi Huyen	Nguyen Thi Phuong Nga	Nguyen Van Phuong