CÔNG TY CỔ PHẦN ĐẦU TƯ HẢI PHÁT
Add: Tầng 5, Tòa CT3, The Pride, Khu ĐTM An Hưng, Phường Hà Đông, Hà Nội
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CÔNG TY CP ĐẦU TƯ HẢI PHÁT/ HAI PHAT INVESTMENT JOINT STOCK COMPANY

No/Số: 741/CBTT-HPX

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

Hà Nội, ngày 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 Đông
Reason: I am the author of this document
Location:
Date: 2026-10-28 16:28+07:00

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

SEPARATE FINANCIAL STATEMENTS

QUARTER III OF 2026

October 2026

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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**		**3,742,427,017,573**	**4,101,826,489,619**
I.	**Cash and cash equivalents**	**110**	**5.1**	**111,294,675,383**	**311,751,464,999**
1.	Cash	111		111,294,675,383	311,751,464,999
II.	**Short-term financial investments**	**120**		**228,344,686,514**	**77,508,985,548**
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	189,124,686,514	77,508,985,548
III.	**Short- term receivables**	**130**		**1,476,837,912,975**	**1,864,235,914,748**
1.	Short-term receivables from customers	131	5.3	59,409,450,940	67,738,034,875
2.	Short-term repayments to suppliers	132	5.4	1,126,358,341,944	1,110,451,489,200
5.	Other short-term receivables	135	5.5	417,228,077,467	789,541,070,674
6.	Short-term allowances for doubtful debts	136	5.6	(126,157,957,376)	(103,494,680,001)
IV.	**Inventories**	**140**	5.7	**1,871,556,165,301**	**1,829,557,204,944**
1.	Inventories	141		1,871,556,165,301	1,829,557,204,944
VI.	**Other current assets**	**160**		**54,393,577,400**	**18,772,919,380**
1.	Short-term prepaid expenses	161	5.8	51,272,781,918	6,595,826,657
2.	Deductible value added tax	162		3,120,795,482	12,177,092,723
B -	**NON-CURRENT ASSETS (200 = 210+220+230+ 240+250+260+270)**	**200**		**3,825,322,838,835**	**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**		**2,518,387,014**	**1,116,678,932**
1.	Tangible fixed assets	221	5.9	2,518,387,014	1,116,678,932
	- *Historial costs*	*222*		17,363,247,331	15,665,585,513
	- *Accumulated depreciation*	*223*		(14,844,860,317)	(14,548,906,581)
3.	Intangible fixed assets	227		-	-
	- *Historial costs*	*228*		30,000,000	30,000,000
	- *Accumulated amortization*	*229*		(30,000,000)	(30,000,000)
IV.	**Investment properties**	**240**	5.10	**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**		**3,192,873,246,718**	**3,469,063,112,074**
1.	Investments in subsidiaries	261	5.2.c	2,900,722,400,000	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	30,317,280,829	255,065,280,829
5.	Held to maturity investments	265	5.2.b	178,686,779,792	126,683,215,148
VII.	**Other long-term assets**	**270**		**2,788,517,388**	**6,421,113,649**
1.	Long-term deferred costs	271	5.8	2,788,517,388	6,421,113,649
TOTAL ASSETS (270 = 100+200)		**280**		**7,567,749,856,408**	**8,290,309,173,456**

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**		**4,051,483,633,874**	**4,805,156,745,587**
I.	**Short-term liabilities**	**310**		**2,561,817,950,878**	**3,472,082,601,981**
1.	Short-term trade payables	311	5.11	156,448,619,158	215,274,236,248
2.	Short-term prepayments from customers	312	5.12	442,219,106,997	273,465,960,256
4.	Short-term taxes and other payables to Government budget	314	5.13	96,076,556,508	99,371,278,602
5.	Payables to employees	315		4,676,317,040	4,617,983,474
6.	Short-term accrued expenses	316	5.14	99,616,921,551	84,863,367,485
10.	Other short-term payments	320	5.15	910,688,418,733	1,689,401,325,318
11.	Short-term borrowings and finance lease liabilities	321	5.16	800,276,845,511	1,052,277,185,218
13.	Bonus and welfare fund	323		51,815,165,380	52,811,265,380
II.	**Long-term liabilities**	**330**		**1,489,665,682,996**	**1,333,074,143,606**
8.	Other Long-term payables	338	5.15	963,953,370,500	877,429,700,000
9.	Long-term borrowings and finance lease liabilities	339	5.16	525,712,312,496	455,644,443,606
D-	**OWNERS' EQUITY**	**400**	**5.17**	**3,516,266,222,534**	**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		413,593,612,534	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*		31,113,794,665	*80,218,345,540*
TOTAL RESOURCES (440 = 300+400)		**440**		**7,567,749,856,408**	**8,290,309,173,456**

Hanoi, 28th October, 2026

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

SEPARATE INCOME STATEMENT
Quarter III of 2026

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	5.18	11,345,392,927	118,411,351,205	561,509,988,310	648,359,633,790
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10 = 01-02)	10		11,345,392,927	118,411,351,205	561,509,988,310	648,359,633,790
4. Costs of goods sold	11	5.19	10,046,758,949	45,761,971,952	397,573,946,543	398,318,116,091
5. Gross revenues from sales and services rendered (20 = 10-11)	**20**		**1,298,633,978**	**72,649,379,253**	**163,936,041,767**	**250,041,517,699**
6. Gain/loss on disposal of investment property	**21**					
7. Financial income	22	5.20	68,544,213,072	13,080,759,425	81,261,860,603	40,402,881,379
8. Financial expenses	23	5.21	43,021,860,439	40,355,817,773	120,391,429,739	145,233,177,016
In which: Borrowing costs	*24*		*28,593,860,439*	*40,242,958,676*	*102,382,666,360*	*144,501,302,871*
9. Selling expenses	25		905,556	383,116,274	13,264,590,154	1,285,342,188
10. General administration expenses	26		16,492,352,642	10,288,222,724	54,507,310,793	53,148,348,542
11. Net profits from operating activities {30 = 20+21+22-(23+25+26)}	**30**		**10,327,728,413**	**34,702,981,907**	**57,034,571,684**	**90,777,531,332**
12. Other income	31	5.22	1,145,715,981	1,002	1,181,715,983	700,798,242
13. Other expenses	32	5.22	101,020,875	23,741,214,646	2,090,235,891	24,981,814,427
14. Other profits (40 = 31-32)	**40**		**1,044,695,106**	**(23,741,213,644)**	**(908,519,908)**	**(24,281,016,185)**
15. Total net profit before tax (50 = 30+40)	**50**		**11,372,423,519**	**10,961,768,263**	**56,126,051,776**	**66,496,515,147**
16. Current corporate income tax expenses	51	5.23	4,345,117,858	4,345,315,885	22,672,257,111	27,790,622,866
17. Deferred corporate income tax expenses	52					
18. Profits after enterprise income tax (60 = 50-51-52)	**60**		**7,027,305,661**	**6,616,452,378**	**33,453,794,665**	**38,705,892,281**

Hanoi, 28th October, 2026

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

SEPARATE CASH FLOWS STATEMENT

(Indirect method)

For the period ended 30/9/2026

ITEMS	Code	Note	Accumulated to Quarter III, 2026 VND	Accumulated to Quarter III, 2025 VND
I. Net cash flows from operating activities				
1. ***Profit before tax***	01		**56,126,051,776**	**66,496,515,147**
2. ***Adjustments for***				
- Depreciation of fixed assets and investment properties	02		8,318,448,313	8,718,894,789
- Provisions	03		39,623,277,375	25,000,000,000
- Gains (losses) on investing activities, finances	05		(80,644,318,332)	(40,402,881,379)
- Borrowing costs	06		102,382,666,360	144,501,302,871
3. ***Operating profit before changes in working capital***	**08**		**125,806,125,492**	**204,313,831,428**
- Increase (decrease) in receivables	09		494,291,021,639	(96,080,724,009)
- Increase (decrease) in inventories	10		34,717,636,533	207,825,933,655
- Increase (decrease) in payables	11		(606,144,429,835)	373,950,682,708
- Increase (decrease) in deferred expenses	12		(41,044,359,000)	3,712,882,055
- Increase (decrease) in trading securities	13		(56,180,000,000.00)	-
- Borrowing costs paid	14		(79,461,427,791)	(190,908,928,618)
- Enterprise income tax paid	15		(12,533,606,741)	(12,074,909,091)
- Other payments on operating activities	17		(996,100,000)	(932,518,000)
Net cash flows from operating activities	**20**		**(141,545,139,703)**	**489,806,250,128**
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(1,697,661,818)	(859,069,091)
3. Expenditures on loans and purchase of debt instruments from other entities	23		(213,995,993,454)	(74,503,012,239)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		63,096,168,356	123,401,372,322
5. Expenditures on equity investments in other entities	25		(151,554,570,000)	(27,575,830,000)
6. Proceeds from equity investment in other entities	26		409,248,000,000	
7. Proceeds from interests, dividends	27		17,924,877,820	20,755,656,430
Net cash flows from investing activities	**30**		**123,020,820,904**	**41,219,117,422**
III. Cash flows from financial activities				
3. Proceeds from borrowings	33		700,912,828,685	580,005,332,412
4. Repayment of principal	34		(882,845,299,502)	(868,172,782,938)
Net cash flows from financial activities	**40**		**(181,932,470,817)**	**(288,167,450,526)**
Net cash flows during the period (50 = 20+30+40)	**50**		**(200,456,789,616)**	**242,857,917,024**
Cash and cash equivalents at the beginning of the period	**60**		**311,751,464,999**	**960,913,098**
Cash and cash equivalents at the end of the period (70 = 50+60+61)	**70**		**111,294,675,383**	**243,818,830,122**

Hanoi, 28th October, 2026

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

1. COMPANY INFORMATION

1.1 Structure of ownership

Hai Phat Investment Joint Stock Company ("Company"), formerly known as Hai Phat Construction - Tourism Joint Stock Company, is a Joint Stock Company established under Vietnam's Enterprise Law under the Certificate of Business Registration No. 0500447004 issued by the Department of Planning and Investment of Ha Tay province on December 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 registered office is at: 5th Floor, CT3 Building, The Pride, An Hung New Urban Area, Ha Dong Ward, Hanoi City, Vietnam.

The number of employees as of 30/09/2026 is: 90 employees

1.2 Operating industries and principal activities

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

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

As of 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	100	100	100	Hanoi	Investment consulting

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

No.	Name	Ownership ratio (%)	Voting Ratio (%)	Benefit ratio (%)	Address	Major business lines
	Company")					activities
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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

1.5 Statement of information comparability on the 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 Financial Statements caused by the application of this Circular, the Company shall restate or reclassify comparative figures in accordance with the regulations. Therefore, the accounting information and figures presented in the separate financial statements are comparable because they have been calculated and presented consistently.

NOTES TO THE SEPARATE 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 01/01 and ends on 31/12 of solar year.

2.2 Accounting currency

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

3 ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Company applies the Vietnamese Enterprise Accounting System for Enterprises issued with Circular No. 99/2025/TT-BTC dated 27/10/2025 by the Ministry of Finance.

3.2 Statements for the compliance with Accounting Standards and System

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation of the separate financial statements

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

The accompanying financial statements are the Company's ones, therefore, they do not include the financial statements of subsidiaries. Users of the separate financial statements should read them together with the Company's consolidated financial statements for the period ended 30/9/2026 to obtain full information of the Company's financial position as well as the results of operations and cash flows during the period.

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

Accounting estimates

The preparation of separate the financial statements in conformity with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relevant to the preparation and presentation of separate financial statements requires the Executive Board to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 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.

Investments in subsidiaries, associates and other investments

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

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

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

Investments in subsidiaries and associates are presented in the Statement of Financial Position at cost less any allowances for impairment losses (if any).

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 allowances 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.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial investments (Continued)

Allowance for loss of investments

Trading securities: Allowances for impairment of trading securities are determined based on the difference between their original cost and fair value at the preparation date of the financial statements.

Held to maturity investments: Allowances for impairment losses are recognised when there are indications or evidence that part or all of the investment may not be recoverable in accordance with the agreed terms.

Investments in subsidiaries and associates; investments in other entities and other investments: Allowances for impairment losses are recognised when there are indications or evidence that an investment has been impaired as at the preparation date of the financial statements. The impairment loss is determined in accordance with current accounting regulations, based on the nature of each investment.

For investees that are parent companies, the basis for making allowances for impairment losses is the investees' consolidated financial statements.

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 (specifically, real estate inventories are valued using the specific identification method).

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

Tangible fixed assets and Depreciation

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

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

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

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 Separate Income Statement.

Leases

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

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

Where the Company is the lessee

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

NOTES TO THE SEPARATE 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 Separate Statement of Financial Position. The initial direct costs incurred in negotiating the operating lease agreement are recognized in the Separate Income Statement when incurred.

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

Construction in progress

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

Prepaid expenses

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

Tool and supplies

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

Real estate brokerage fees

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

Major repair costs and other costs awaiting allocation

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

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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Loans and finance lease liabilities (Continued)

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".

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.

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

Revenue and other income

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

Revenue from 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.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue and other income (Continued)

Revenue from real estate sales

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

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

Operating lease revenue

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

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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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.

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

5.1 Cash and cash equivalents

	30/09/2026 VND	01/01/2026 VND
Cash	396,673,548	1,795,559,126
Bank deposits	110,898,001,835	309,955,905,873
Total	**111,294,675,383**	**311,751,464,999**

(*) Details of demand deposits:

	30/09/2026 VND	01/01/2026 VND
Bao Viet Commercial Joint Stock Bank	109,622,997,305	305,898,960,392
Others	1,275,004,530	4,056,945,481
Total	**110,898,001,835**	**309,955,905,873**

NOTES TO THE SEPARATE 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	**189,124,686,514**	**189,124,686,514**	-	**77,508,985,548**	**77,508,985,548**	-
Term deposits (1)	***7,015,522,932***	***7,015,522,932***	-	***6,963,262,478***	***6,963,262,478***	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Do Thanh	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	***140,612,887,000***	***140,612,887,000***	-	***41,768,887,000***	***41,768,887,000***	-
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)	344,000,000	344,000,000	- -			-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

b. Held to maturity investments (Continued)

	30/09/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Loan interest	***41,496,276,582***	***41,496,276,582***	-	***28,776,836,070***	***28,776,836,070***	-
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	-
Bach Moc Investment and Development Joint Stock Company	4,045,854,766	4,045,854,766	- -			-
Others	2,371,857,349	2,371,857,349	- -	5,460,885,884	5,460,885,884	-
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	-
Ky Son Green Development Investment Joint Stock Company (9)	17,561,500,000	17,561,500,000	- -			-
Others (10)	27,167,757,110	27,167,757,110	- -	17,272,757,110	17,272,757,110	-
Total	**367,811,466,306**	**367,811,466,306**	-	**204,192,200,696**	**204,192,200,696**	-

NOTES TO THE SEPARATE 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 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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Equity investments in other entities

	Raito		30/09/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Book value	Allowances	Original cost	Book value	Allowances
Investments in subsidiaries			**2,900,722,400,000**	**2,900,722,400,000**	-	**3,004,167,830,000**	**3,004,167,830,000**	-
Hai Phat - Binh Thuan One Member Company Limited	100%	100%	750,000,000,000	750,000,000,000		750,000,000,000	750,000,000,000	-
Heritage Vietnam Real Estate One Member Limited Liability Company						250,000,000,000	250,000,000,000	-
Peninsula Mai Pha Company Limited	70%	70%	198,472,400,000	198,472,400,000		198,108,200,000	198,108,200,000	-
Diamond IC One Member Company Limited						5,000,000,000	5,000,000,000	-
Topaz PM Viet Nam Investment And Development One Member Company Limited	100%	100%	5,000,000,000	5,000,000,000		5,000,000,000	5,000,000,000	-
Ruby Land Investment And Development One Member Company Limited	100%	100%	1,000,500,000,000	1,000,500,000,000		1,000,500,000,000	1,000,500,000,000	-
Sapphire Invest One Member Company Limited	100%	100%	795,000,000,000	795,000,000,000		795,000,000,000	795,000,000,000	-
OPAL International Planning and Investment Consultation Joint Stock Company	65%	65%	3,250,000,000	3,250,000,000		559,630,000	559,630,000	-
HP An Phat Investment Company Limited (1)	99%	99%	148,500,000,000	148,500,000,000				-
Investments in joint associates			**83,146,786,097**	**83,146,786,097**		**83,146,786,097**	**83,146,786,097**	-
BT Ha Dong Company Limited	50%	50%	55,946,786,097	55,946,786,097		55,946,786,097	55,946,786,097	-
Greenland Holdings Investment Joint Stock Company	20%	20%	27,200,000,000	27,200,000,000		27,200,000,000	27,200,000,000	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.2 Financial investments (Continued)

c. Equity investments in other entities (Continued)

	Raito		30/09/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Book value	Allowances	Original cost	Book value	Allowances
Investments in equity of other entities			**30,317,280,829**	**30,317,280,829**	-	**255,065,280,829**	**255,065,280,829**	-
HP Hospitality Nha Trang Company Limited	4.5%	4.5%	30,317,280,829	30,317,280,829	-	30,317,280,829	30,317,280,829	-
Investment in the BCC in which the Company does not have joint control but is entitled to benefits based on the post-tax profits of the BCC			-	-	-	224,748,000,000	224,748,000,000	-
Ky Son Green Development Investment Joint Stock Company			-	-	-	*100,000,000,000*	*100,000,000,000*	-
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			**3,014,186,466,926**	**3,014,186,466,926**	-	**3,342,379,896,926**	**3,342,379,896,926**	-

(1) The Company acquired a 99% equity interest in HP An Phat Investment Company Limited through the following contracts:

- Contract No. 01/2026/HĐCN signed with Mr. Pham Sy Lam on 08/6/2026, transfers a capital contribution of VND 76.5 billion, equivalent to 51% of the charter capital, at a transfer price of VND 76.5 billion.
- Contract No. 02/2026/HĐCN signed with Mr. Tran Ngoc Tu on 08/6/2026, transfers a capital contribution of VND 72.0 billion, equivalent to 48% of the charter capital, at a transfer price of VND 72.0 billion.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.3 Short-term receivables from customers

	30/09/2026 VND	01/01/2026 VND
Short-term	**59,409,450,940**	**67,738,034,875**
Receivables from project/capital transfer	30,000,000,000	30,000,000,000
Receivables from real estate transfer	7,915,425,006	15,236,644,465
Receivables from leasing, construction, and other activities	21,494,025,934	22,501,390,410
Total	**59,409,450,940**	**67,738,034,875**
In which: Receivables from related parties ***(Details in Note 6.1)***	-	722,319,276

5.4 Short-term prepayments to suppliers

	30/09/2026 VND	01/01/2026 VND
Short-term repayments to suppliers		
ECLIPSE Vietnam Joint Stock Company	580,838,814,919	525,532,173,154
Thang Long HP Construction Joint Stock Company	374,228,889,795	453,106,353,302
Others	171,290,637,230	131,812,962,744
Total	**1,126,358,341,944**	**1,110,451,489,200**
In which: Repayments to related parties ***(Details in Note 6.1)***	61,687,791,293	45,060,000,000

5.5 Other receivables

	30/09/2026 VND	01/01/2026 VND
Short-term	**417,228,077,467**	**789,541,070,674**
Deposit according to the transfer contract (1)	35,787,577,393	28,171,274,000
Receivables as per memorandum of agreement/authorization, investment cooperation (2)	156,076,241,875	212,256,241,875
Receivables according to the investment cooperation termination agreement	-	524,000,000,000
Advances	149,054,359,995	10,958,196,595
Others	76,309,898,204	14,155,358,204
Long-term	**294,985,136,546**	**294,985,136,546**
Receivables under brokerage and product purchase commitment contracts (3)	294,985,136,546	294,985,136,546
Total	**712,213,214,013**	**1,084,526,207,220**
In which: short-term receivables from related parties ***(Details in Note 6.1)***	3,140,779,353	3,140,779,353

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

(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
Provision for customer advances.	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	1,788,256,156,375		1,726,631,562,034	
Goods	83,300,008,926		102,925,642,910	
Total	**1,871,556,165,301**		**1,829,557,204,944**	

5.8 Prepaid expenses

	30/09/2026 VND	01/01/2026 VND
Short-term	**51,272,781,918**	**6,595,826,657**
Real estate brokerage fee	47,478,439,422	6,146,521,490
Others	3,794,342,496	449,305,167
Long-term	**2,788,517,388**	**6,421,113,649**
Tools and equipment expense	344,302,225	628,259,777
Others	2,444,215,163	5,792,853,872
Total	**54,061,299,306**	**13,016,940,306**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.9 Tangible fixed assets

Unit: VND

	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST				
As at 01/01/2026	**284,918,181**	**13,047,020,000**	**2,333,647,332**	**15,665,585,513**
Increase	**-**	**1,697,661,818**	**-**	**1,697,661,818**
Purchase	-	1,697,661,818	-	1,697,661,818
Decrease	**-**	**-**	**-**	**-**
As at 30/09/2026	**284,918,181**	**14,744,681,818**	**2,333,647,332**	**17,363,247,331**
ACCUMULATED DEPRECIATION				
As at 01/01/2026	**284,918,181**	**11,978,001,068**	**2,285,987,332**	**14,548,906,581**
Increase	**-**	**278,796,136**	**17,157,600**	**295,953,736**
Depreciation	-	278,796,136	17,157,600	295,953,736
Decrease	**-**	**- #**	**-**	**-**
As at 30/09/2026	**284,918,181**	**12,256,797,204**	**2,303,144,932**	**14,844,860,317**
NET BOOK VALUE				
As at 01/01/2026	**-**	**1,069,018,932**	**47,660,000**	**1,116,678,932**
As at 30/09/2026	**-**	**2,487,884,614**	**30,502,400**	**2,518,387,014**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.10 Investment property

Unit: VND

	Buildings and Structures	Machinery, equipment	Land use rights	Total
HISTORY COST				
As at 01/01/2026	**444,717,126,013**	**36,357,216,267**	**40,547,456,433**	**521,621,798,713**
Increase	-	-	-	-
Decrease	**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**

5.11 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
Hai Phat Real Estate Trading Joint Stock Company		17,561,750,200
HP Land Real Estate Business Joint Stock Company		40,038,362,890
Others	106,371,826,262	103,191,253,000
Total	**156,448,619,158**	**215,274,236,248**
In which Payables to related parties ***(Details in Note 6.1)***	712,937,235	3,845,820,513

5.12 Advances from customers

	30/09/2026 VND	01/01/2026 VND
Advances from customers for real estate projects (*)	441,897,738,708	273,144,492,967
Others	321,368,289	321,467,289
Total	**442,219,106,997**	**273,465,960,256**

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

5.13 Taxes and payables to State Treasury

	01/01/2026 VND	Additions	Paid	30/09/2026 VND
VAT	29,732,453,062	13,787,790,285	25,874,099,270	17,646,144,077
Corporate income tax	60,081,294,568	23,823,106,358	12,533,606,741	71,370,794,185
Current corporate income tax	*60,081,294,568*	*18,620,546,171*	*7,331,046,554*	*71,370,794,185*
Corporate income tax prepaid on advances received from the sale of real estate		*5,202,560,187*	*5,202,560,187*	
Personal income tax	6,957,167,862	4,339,116,354	7,055,921,721	4,240,362,495
Land tax, Land rental charges	319,880,971	538,773,612	319,880,971	538,773,612
Others	2,280,482,139	1,810,251,593	1,810,251,593	2,280,482,139
Total	**99,371,278,602**	**44,299,038,202**	**47,593,760,296**	**96,076,556,508**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.14 Accrued expenses

	30/09/2026 VND	01/01/2026 VND
Short-term		
Interest expenses	68,032,455,712	52,298,258,828
Interest support expense	3,786,924,899	3,884,291,286
Others	27,797,540,940	28,680,817,371
Total	**99,616,921,551**	**84,863,367,485**
In which: Accrued expenses to related parties (Details in Note 6.1)	*1,531,223,342*	*2,148,897,399*

5.15 Other payables

	30/09/2026 VND	01/01/2026 VND
Short-term	**910,688,418,733**	**1,689,401,325,318**
Must return centrally managed cash flow (1)	553,421,930,759	1,114,348,826,001
Proceeds from deposit contracts, loans and other contracts related to real estate projects	198,880,758,916	411,614,466,500
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	39,591,136,351	31,354,302,507
Long-term	**963,953,370,500**	**877,429,700,000**
Payable on business cooperation, investment trust contract (3)	581,900,000,000	877,429,700,000
Project distribution deposits (4)	382,053,370,500	-
Total	**1,874,641,789,233**	**2,566,831,025,318**
In which: Short-term other payables to related parties (Details in Note 6.1)	*542,012,853,758*	*1,235,941,826,001*

(1) The Company's centrally managed cash flow payables to companies including Hai Phat Retail Company, Hai Phat Binh Thuan Company, Ruby Company, 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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.16 Borrowings and finance lease liabilities

	30/09/2026 VND	*Incurred during the period*		*01/01/2026 VND*
	Book value	**Increase**	**Decrease**	**Book value**
Short-term borrowings	**800,276,845,511**	**505,844,959,795**	**757,845,299,502**	**1,052,277,185,218**
Bank borrowings	**31,613,093,289**	**27,976,665,315**	**51,027,525,910**	**54,663,953,884**
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)	472,056,313,104	328,213,250,000	18,735,500,000	162,578,563,104
Personal borrowings (3)	296,607,439,118	149,655,044,480	313,082,273,592	460,034,668,230
Bond issuance	-	-	**375,000,000,000**	**375,000,000,000**
Smart Invest Securities JSC	-	-	375,000,000,000	375,000,000,000
Long-term borrowings	**525,712,312,496**	**195,067,868,890**	**125,000,000,000**	**455,644,443,606**
Bank borrowings	**525,712,312,496**	**195,067,868,890**	-	**330,644,443,606**
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
Issuing bonds	-	-	**125,000,000,000**	**125,000,000,000**
Smart Invest Securities JSC	-	-	125,000,000,000	125,000,000,000
Total	**1,325,989,158,007**	**700,912,828,685**	**882,845,299,502**	**1,507,921,628,824**
In which: Short-term borrowings to related parties (Details in Note 6.1)	***5,239,000,000***			***5,239,000,000***

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(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.

(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.

(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.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

5.17 Owners' equity

a. Changes of owners' equity

Unit: VND

	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 of the prior year			83,338,345,540	83,338,345,540
Board of Management remuneration			(3,120,000,000)	(3,120,000,000)
As at 31/12/2025	3,041,685,810,000	60,986,800,000	382,479,817,869	3,485,152,427,869
As at 01/01/2026	3,041,685,810,000	60,986,800,000	382,479,817,869	3,485,152,427,869
Profit this year			33,453,794,665	33,453,794,665
Board of Management remuneration			(2,340,000,000)	(2,340,000,000)
As at 30/09/2026	3,041,685,810,000	60,986,800,000	413,593,612,534	3,516,266,222,534

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 shareholders and appropriation of profits and dividends

	For the accounting period ended 30/09/2026 VND	For the accounting period ended 30/09/2025 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 contribution at the end of the period	3,041,685,810,000	3,041,685,810,000
Dividend distribution	-	-

d. Shares

	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

5.18 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	116,225,346,907
Others	2,863,686,279	2,186,004,298
Total	**11,345,392,927**	**118,411,351,205**

5.19 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	3,161,867,426	3,283,113,798
Total	**10,046,758,949**	**45,761,971,952**

5.20 Financial income

	Quarter III/2026 VND	Quarter III/2025 VND
Interest income from deposits	18,544,213,072	13,080,759,425
Gain from transfer of capital contributions	50,000,000,000	-
Total	**68,544,213,072**	**13,080,759,425**

5.21 Financial expenses

	Quarter III/2026 VND	Quarter III/2025 VND
Loan interest	28,593,860,439	40,242,958,676
Others	14,428,000,000	112,859,097
Total	**43,021,860,439**	**40,355,817,773**

5.22 Other income/ expenses

	Quarter III/2026 VND	Quarter III/2025 VND
Other income		
Others	1,145,715,981	1,002
Total	**1,145,715,981**	**1,002**
Other expenses		
Others	101,020,875	23,741,214,646
	101,020,875	**23,741,214,646**
Net other income/ expenses	**1,044,695,106**	**(23,741,213,644)**

5.23 Corporate income tax expense

	Quarter III/2026 VND	Quarter III/2025 VND
Corporate income tax expense	4,345,117,858	4,345,315,885
Total	**4,345,117,858**	**4,345,315,885**

6. OTHER INFORMATION

6.1 Information of related parties

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

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

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

Related party	Accumulated to Quarter III, 2026 VND	Accumulated to Quarter III, 2025 VND
Board of Management, Directors, Supervisors and other managers	4,865,660,000	4,614,217,205
Total	**4,865,660,000**	**4,614,217,205**

Name	Position	Accumulated to Quarter III, 2026 VND	Accumulated to Quarter III, 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	890,280,000	846,903,773
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)	140,000,000	90,000,000
	Member (Dismissed from 03/05/2026)		
	Member (Appointed from 04/05/2026)	130,000,000	180,000,000
Do Manh Quan	Head of the Board (Dismissed from 03/05/2026)		
Le Manh Hung	Member of the Supervisors Board	90,000,000	90,000,000
Nguyen Ngoc Tham	Deputy General Director	108,000,000	98,667,931
Nguyen Viet Duc	Deputy General Director	518,390,000	480,286,605
Nguyen Thi Phuong Nga	Chief Accountant	558,990,000	515,712,630
Total		**4,865,660,000**	**4,614,217,205**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

b. Transactions with related parties

Related party	Nature of transaction	Accumulated to Quarter III, 2026 VND	Accumulated to Quarter III, 2025 VND
Sale transaction			
Hai Phat Retail Company	Revenue from basement operation and property management fees	3,677,489,199	3,251,059,389
Hai Phat Land Group	Revenue from real estate transfers	7,932,933,518	
Purchare transactions			
Hai Phat Retail Company	Revenue from premises leasing, utility charges and parking fees	1,346,568,836	1,426,257,868
PSP Company	Building management service fees	455,901,540	340,100,275
Topaz Company	Consulting fees	4,696,205,129	
Hai Phat Land Group	Brokerage fees	47,073,772,390	
Phuc Thanh Company	Purchases		250,000,000
Financial expenses			
Le Thanh Hai	Interest expense	587,772,739	587,772,740
Nguyen Thi Phuong Nga	Interest expense		465,349,676
Hai Phat Binh Thuan Company	Interest from centralized fund management arrangements	1,800,827,328	1,168,699,959
Hai Phat Retail Company	Interest from centralized fund management arrangements	1,948,847,438	2,273,179,247
Ruby Company	Interest from centralized fund management arrangements	520,034,749	994,446,206
Sapphire Company	Interest from centralized fund management arrangements	33,192,437	827,940,899
Topaz Company	Interest from centralized fund management arrangements	3,589,452	13,196,807
Heritage Company	Interest from centralized fund management arrangements		885,610,636
Other payable transactions			
Nguyen Thi Phuong Nga	Loan principal actually paid		2,500,000,000
Hai Phat – Binh Thuan Company	Receipts from centralized cash management	33,236,000,000	10,000,000,000
Hai Phat – Binh Thuan Company	Repayment, offset of centralized cash management	49,051,725,250	87,704,223,000
Hai Phat Retail Company	Receipts from centralized cash management	27,970,400,000	21,140,000,000
Hai Phat Retail Company	Repayment, offset of centralized cash management	352,432,836,718	2,187,083,117
Ruby Company	Repayment, offset of centralized cash management	101,663,210,000	419,055,000
Sapphire Company	Repayment, offset of centralized cash management	124,283,820,000	58,282,500
Topaz Company	Receipts from centralized cash management	10,528,000,000	7,020,000,000
Topaz Company	Repayment, offset of centralized cash management	8,610,954,252	5,475,403,701
Heritage Company	Repayment, offset of centralized cash management	925,240,426	441,300,000
Hai Phat Land Group	Deposit received for product distribution rights	-	121,000,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

6.1 Information of related parties (Continued)

c. Balances with related parties

Related party	Nature of transaction	30/09/2026 VND	01/01/2026 VND
1. Short-term receivables from customers			
Heritage Company	Receivables from rendering of services	-	722,319,276
Total		-	722,319,276
2. Short-term repayments to suppliers			
OPAL Company	Consulting services	145,000,000	60,000,000
Hai Phat Land Group	Brokerage services	61,542,791,293	45,000,000,000
Total		61,687,791,293	45,060,000,000
3. Short-term other receivables			
OPAL Company	Other receivables	15,877,500	15,877,500
HPH Nha Trang Company	Other receivables	3,124,901,853	3,124,901,853
Total		3,140,779,353	3,140,779,353
4. Short-term trade payables			
PSP Company	Payables for service fees	127,555,857	219,348,305
Topaz Company	Payables for consulting service fees	585,381,378	331,786,301
Diamond IC Company	Payables for consulting service fees		3,294,685,907
Total		712,937,235	3,845,820,513
5. Accrued expenses			
Mr. Le Thanh Hai	Accrued interest expense	1,531,223,342	943,450,603
Heritage Company	Accrued interest expense		1,205,446,796
Total		1,531,223,342	2,148,897,399
6. Other short-term payments			
Hai Phat Retail Company	Payables for centralized management fees	171,000,121,467	493,513,710,747
Hai Phat – Binh Thuan Company	Payables for centralized management fees	227,107,415,000	241,122,312,922
Ruby Company	Payables for centralized management fees	100,957,757,033	202,100,932,284
Heritage Company	Payables for centralized management fees	-	52,489,771,000
Sapphire Company	Payables for centralized management fees	812,623,556	125,063,251,119
TOPAZ Company	Payables for centralized management fees	1,979,483,129	58,847,929
PSP Company	Deposit payables	30,000,000	30,000,000
Hai Phat Land Group	Guarantee for product distribution rights received	40,125,453,573	121,563,000,000
Total		542,012,853,758	1,235,941,826,001
7. Short-term borrowings and finance lease liabilities			
Mr. Le Thanh Hai	Borrowings	5,239,000,000	5,239,000,000
Total		5,239,000,000	5,239,000,000

6.2 Segment report

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

6.3 Comparative figures

Comparative information presented in the separate financial statements for the accounting period ended 30/09/2026, and related notes is based on the separate 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 separate financial statements, the company has restated or reclassified certain items of the separate financial statements for the fiscal year ended 31/12/2025, as follows:

	MS	As at 01/01/2026 (Restated) VND	As at 31/12/2025 (as presented) VND	Differences VND
Short-term financial investment	**120**	**77,508,985,548**	**6,963,262,478**	**70,545,723,070**
Short-term investments held until maturity	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)**
Receivables from short-term loans	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)**
Receivables from long-term loans	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 financial investment	**260**	**3,469,063,112,074**	**3,117,631,896,926**	**351,431,215,148**
Investing capital in other entities	263	255,065,280,829	30,317,280,829	224,748,000,000
Long-term investment held until maturity	265	126,683,215,148		126,683,215,148
TOTAL ASSETS (280 = 100+200)	**280**	**8,290,309,173,456**	**8,290,309,173,456**	

Hanoi, 28th October, 2026

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