

CÔNG TY
CỔ PHẦN
PHÁT
TRIỂN
NHÀ BÀ
RỊA-
VŨNG
TÀU

Digitally signed by CÔNG
TY CỔ PHẦN PHÁT
TRIỂN NHÀ BÀ RỊA-
VŨNG TÀU
DN: C=VN, S=BÀ RỊA-
VŨNG TÀU, L=THÀNH
PHỐ VŨNG TÀU, CN=
CÔNG TY CỔ PHẦN
PHÁT TRIỂN NHÀ BÀ
RỊA-VŨNG TÀU,
OID.0.9.2342.19200300.1
00.1.1=MST:350044466
Reason: I am the author
of this document
Location:
Date: 2026.07.29
16:39:29+07'00'
Foxit PDF Editor Version:
12.1.1



Ref. No.: 515CV-PTN

Declaration of variations in Revenue and
Financial Statements in the Q2/2026

Ho Chi Minh City, 29 July 2026

To:

- THE STATE SECURITIES COMMISSION OF VIETNAM
- HO CHI MINH CITY STOCK EXCHANGE
- HA NOI STOCK EXCHANGE

- Pursuant to Circular No. 96/2020/TT-BTC dated 16 November 2020, and Circular No. 68/2024/TT-BTC dated 18 September 2024, issued by the Ministry of Finance on information disclosure on the securities market;
- Pursuant to the Separate and Consolidated Financial Statements for the Second Quarter of 2026;

Ba Ria – Vung Tau House Development Joint Stock Company (Stock code: HDC) hereby explains the variance in revenue and profit after corporate income tax for Quarter 2/2026 compared to the same period of 2025 in the separate and consolidated financial statements as follows:

- **Separate Financial Statements:** (Unit: Million VND)

	Q2/2025	Q2/2026	Variance	Percentage (%)
Net Revenue	37,314	46,717	9,403	25.20
Profit after Corporate Income Tax	37,404	27,418	(9,986)	(26.70)

- **Consolidated Financial Statements:** (Unit: Million VND)

	Q2/2025	Q2/2026	Variance	Percentage (%)
Net Revenue	80,226	94,448	14,222	17.73
Profit after Corporate Income Tax	58,115	43,436	(14,679)	(25.26)
Profit after corporate income tax of the parent company	57,869	43,225	(14,644)	(25.31)

Separate net revenue for the second quarter of 2026 increased by 25.2%, while separate after-tax profit in the second quarter of 2026 decreased by 26.7% compared to the same period of the previous year; Consolidated net revenue for the second quarter of 2026 increased by 17.73%, while consolidated after-tax profit in the second quarter of 2026 decreased by 25.26% compared to the same period of the previous year.

Reasons for the variance: Core business operations in Q2/2026 showed limited improvement. However, during the period, the Company recognized other income resulting from the re-determination of land use fees for "The Light City" project, in accordance with Official Notice No. 25483/TB-TPHCM dated 24 June 2026, issued by the Ho Chi Minh City Tax Department.

Best regards./.

Recipients:

- *As above.*
- *Accounting Department.*
- *Office Archive.*

BA RIA - VUNG TAU
HOUSE DEVELOPMENT JSC
TỔNG GIÁM ĐỐC



[Handwritten signature in blue ink]

Lê Việt Liên