

CÔNG TY CP PHÁT TRIỂN NHÀ
BÀ RỊA – VŨNG TÀU
BA RIA – VUNG TAU
HOUSE DEVELOPMENT JSC



Số/No: 552/CV-PTN

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

TP. Hồ Chí Minh, ngày 19 tháng 8 năm 2026
Ho Chi Minh city, August 19, 2026

CÔNG BỐ THÔNG TIN BỔ SUNG SUPPLEMENTARY INFORMATION DISCLOSURE

Kính gửi/ To: - Ủy ban chứng khoán nhà nước/ *State Securities Commission*
- Sở Giao dịch Chứng khoán TP.HCM/ *Ho Chi Minh Stock Exchange*
- Sở Giao dịch Chứng khoán Hà Nội/ *Ha Noi Stock Exchange*

1. Tên tổ chức/ *Name of organization*: Công ty CP Phát triển nhà Bà Rịa – Vũng Tàu/ *Ba Ria – Vung Tau House Development JSC*

- Mã chứng khoán/ *Stock code*: HDC

- Địa chỉ/ *Address*: Tầng 03 HODECO Plaza, 36 Nguyễn Thái Học, P.Tam Thắng, TP. Hồ Chí Minh/ *3rd floor, Hodeco Plaza, 36 Nguyen Thai Hoc street, Tam Thang ward, Ho Chi Minh city.*

- Điện thoại liên hệ/ *Tel*: 02543 856274

Fax: 02543 856205

- E-mail: info@hodeco.vn

- Website: <https://www.hodeco.vn/>

2. Nội dung thông tin công bố/ *Content of the information disclosure*: Công ty CP Phát triển nhà Bà Rịa – Vũng Tàu công bố thông tin bổ sung khắc phục theo yêu cầu kết luận thanh tra số 42/KL-TT ngày 29/7/2026 của Thanh tra UBCKNN như sau:

Ba Ria - Vung Tau House Development Joint Stock Company discloses supplementary information for rectification as required by Inspection Conclusion No. 42/KL-TT dated July 29, 2026 of the State Securities Commission (SSC) Inspectorate as follows:

Bổ sung giá trị giao dịch với các bên liên quan tại các Báo cáo tình hình quản trị công ty 06 tháng đầu năm 2023, 2024, 2025 và năm 2023, 2024, 2025.

Supplementing the transaction value with related parties in the Corporate Governance Reports for the first 06 months of 2023, 2024, 2025 and for the years 2023, 2024, 2025.

Các nội dung khác của Báo cáo tình hình quản trị công ty 06 tháng đầu năm 2023, 2024, 2025 và năm 2023, 2024, 2025 không bị sửa đổi, bổ sung vẫn giữ nguyên và không thay đổi.

Other contents of the Corporate Governance Reports for the first 06 months of 2023, 2024, 2025 and for the years 2023, 2024, 2025 that are not amended or supplemented shall remain unchanged.

Chi tiết đính kèm (*Attachment details*)

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 19/8/2026 theo đường dẫn: <https://www.hodeco.vn> → Quan hệ cổ đông → Công bố thông tin → CBTT bổ sung về báo cáo tình hình quản trị công ty 06 tháng đầu năm 2023, 2024, 2025 và năm 2023, 2024, 2025



This information was disclosure on company's portal on date 19/8/2026 available at: <https://www.hodeco.vn> → Shareholder → Information Disclosure → Supplementary Information Disclosure regarding the Corporate Governance Reports for the first 06 months of 2023, 2024, 2025 and for the years 2023, 2024, 2025.

Chúng tôi xin 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 certify that the information provided is true and correct and we bear the full responsibility to the law.

Nơi nhận/Receipts:

- Như trên/As above;
- Lưu/Archived.



Đoàn Hữu Thuận



STATEMENT OF TRANSACTIONS BETWEEN THE COMPANY AND RELATED PERSONS; OR BETWEEN THE COMPANY AND MAJOR SHAREHOLDERS, INTERNAL PERSONS, AND THEIR RELATED PERSONS

(Attached to Information Disclosure Official No. 552 CV-PTN dated 19/8/2026)

No	Name of organization/ individual	Relation ship with the Compan y	Owner 's ID No.	Date of issue	Place	Address	Time of transactions with the Company															Note																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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							AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)		AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
1								- Purchase: + Execute the Traffic and Greenery category of Hai Dang Residential Area – The Light City. + Construct the category: "Hai Dang Tower, Swimming Pool" of CX5 and CX8 parks at Hai Dang Residential Area Project (The Light City) - Phase 1.	7,619,375,692		- 65/NQ-HDQT dated on 23/09/2019; - 22/NQ-HDQT dated on 14/04/2022; - 44/NQ-HDQT dated on 21/09/2022; - 56/NQ-HDQT dated on 22/08/2019; - 61/NQ-HDQT dated on 27/11/2023.		- 73/NQ-HDQT dated on 13/9/2018; - 48/NQ-HDQT dated on 31/5/2021; - 61/NQ-HDQT dated on 27/11/2023; - 22/NQ-HDQT dated on 14/04/2022; - 44/NQ-HDQT dated on 21/09/2022; - 44/NQ-HDQT dated on 12/08/2024; - 65/NQ-HDQT dated on 23/09/2019	- Purchase: + Construction contract for Roads No. 1 and No. 8 within the Ngoc Tuoc 2 Villa project; + Site clearance, dredging, and ditch reinforcement for temporary road construction at the Light city project (Phase 1); + Facade finishing for townhouse block LK7 within The Light project; + Construction of the "Hai Dang Tower and swimming pool" items for parks CX5 and CX8 at the Hai Dang Residential Project (The Light City) – Phase 1; + Technical infrastructure repairs (Roads No. 4, 5, 7, and 10); + Accrued expenses for construction items	23,613,387,555		- 73/NQ-HDQT dated on 13/9/2018; - 48/NQ-HDQT dated on 31/5/2021; - 61/NQ-HDQT dated on 27/11/2023; - 22/NQ-HDQT dated on 14/04/2022; - 44/NQ-HDQT dated on 21/09/2022; - 44/NQ-HDQT dated on 12/08/2024; - 65/NQ-HDQT dated on 23/09/2019	- Purchase: + Construction contract for Roads No. 1 and No. 8 within the Ngoc Tuoc 2 Villa project; + Site clearance, dredging, and ditch reinforcement for temporary road construction at the Light city project (Phase 1); + Facade finishing for townhouse block LK7 within The Light project; + Construction of the "Hai Dang Tower and swimming pool" items for parks CX5 and CX8 at the Hai Dang Residential Project (The Light City) – Phase 1; + Technical infrastructure repairs (Roads No. 4, 5, 7, and 10); + Construction of Road No. 8 (Tong Duy Tan Street) within the Doi 2 Residential Project, Ward 10, Vung Tau City; + Execution of the transport and landscaping infrastructure within the Hai Dang Residential Project – The Light City;	15,861,381,469																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		



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								First 6 months of 2023			Year 2023			First 6 months of 2024			Year 2024			First 6 months of 2025				Year 2025		
								AGM's Board resolution (if anv)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if anv)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if any)	Description of transaction	Total transaction value (VND)	AGM's Board resolution (if anv)	Description of transaction	Total transaction value (VND)		AGM's Board resolution (if anv)	Description of transaction	Total transaction value (VND)
3	HODECO Investment & Construction JSC	Affiliated company	350177 3888	19/01/2 011	Departm ent of Planning and Investm ent of Ba Ria - Vung Tau Province	No 2A Binh Gia street, Tam Thang ward, Ho Chi Minh city	- 03/NQ- HDQT dated on 10/01/2023; - 42/NQ- HDQT dated on 15/04/2021	- Purchase: Advance payment for the construction contract: Pile driving for townhouse blocks LK02+03 within the Hai Dang Residential Project. - Purchase: + Rough construction and facade finishing for townhouse block LK9 within the Light project. + Rough construction and facade finishing for townhouse blocks LK4 and LK5 within the Light project.	16,124,473,000 44,318,889,519	- 03/NQ- HDQT dated on 10/01/2023; - 42/NQ- HDQT dated on 15/04/2021	- Purchase: + Rough construction and facade finishing for townhouse block LK9 within the Light project. + Rough construction and facade finishing for townhouse blocks LK4 and LK5 within the Light project. + Rough construction and facade finishing for townhouse block LK02 within the Hai Dang Residential Project. - Other receipts: Construction electricity charges at the projects	16,124,473,000 63,483,685,839 285,013,766	- 03/NQ- HDQT dated on 10/01/2023; - 30/NQ- HDQT dated on 11/05/2023	- Purchase: + Rough construction and facade finishing for townhouse block LK02 within the Hai Dang Residential Project. + Pile construction for townhouse block LK08 within the Hai Dang Residential Project (Phase 1). + Rough construction and facade finishing for townhouse block LK08 within the Hai Dang Residential Project (Phase 1).	16,720,922,917	- 03/NQ-HDQT dated on 10/01/2023; - 30/NQ-HDQT dated on 11/05/2023	- Purchase: + Rough construction and facade finishing for townhouse block LK02 within the Hai Dang Residential Project. + Pile construction for townhouse block LK08 within the Hai Dang Residential Project (Phase 1). + Pile construction and facade finishing for townhouse block LK08 within the Hai Dang Residential Project (Phase 1).	26,484,333,483				- 38/NQ- HDQT dated on 29/07/2022; - 27/NQ- HDQT dated on 21/05/2024; - 30/NQ- HDQT dated on 11/05/2023	+ Construction of bored piles, alongside the installation and testing of D600 and D300 spun concrete piles for the condotel block. + Execution of the contract for pile driving, rough construction, and finishing of townhouse blocks LK01 and LK06 within the Hai Dang Residential Project "The Light City" (Phase 1) + Pile construction for townhouse block LK08 within the Hai Dang Residential Project (Phase 1). + Rough construction and facade finishing for townhouse block LK08 within the Hai Dang Residential Project (Phase 1).	25,570,981,167		
4	HODECO Real Estate Exchange and Services Co., Ltd.	Subsidiar y company	350246 9337	20/01/2 022	Departm ent of Planning and Investm ent of Ba Ria - Vung Tau Province	3rd floor, HODECO Plaza, 36 Nguyen Thai Hoc St, Tam Thang ward, Ho Chi Minh city	36/NQ- HDQT dated on 21/07/2022	- Purchase: + Repair Binh An Apartment	180,372,000	-18/NQ- HDQT dated on 29/3/2023; - 82/NQ- HDQT dated on 31/12/2021	- Sale: + Operation and management service fee of Binh An Apartment - Asset lease contract - Sale: + Electricity bill for logo signs of Apartments	32,422,500 448,181,820 106,875,000	- 03/NQ- HDQT dated on 24/01/2024; - 82/NQ- HDQT dated on 31/12/2021	- Sale: + Asset lease contract - Purchase: + Tennis court rental fee	224,090,910 24,043,889	- 03/NQ-HDQT dated on 24/01/2024; - 82/NQ-HDQT dated on 31/12/2021	- Sale: + Asset lease contract - Purchase: + Tennis court rental fee; + Electricity bill for logo signs of Apartments .	448,181,820 54,809,093	82/NQ- HDQT dated on 31/12/2021	- Sale: + Asset lease contract	224,090,910	- 82/NQ- HDQT dated on 31/12/2021; - 36/NQ- HDQT dated on 21/07/2022	- Sale: + Asset lease contract - Purchase: + Repair plumbing/electrical shafts and fire escape doors of the Office Block of Hodeco plaza apartment	448,181,820 150,601,852		
5	Thua Thien Hue Construction JSC	Affiliated company	330010 1156	05/11/2 011	Departm ent of Planning and Investm ent of Thua Thien Hue	72 Pham Van Dong Street, Vy Da Ward, Hue City								- Dividends received:	14,670,694,500		- Dividends received:	14,670,694,500								
6	Dai Duong Vung Tau Entertainment Construction Investment JSC	Affiliated company	350239 3695	17/04/2 019	Departm ent of Planning and Investm ent of Ba Ria - Vung Tau Province	3rd floor, HODECO Plaza, 36 Nguyen Thai Hoc St, Tam Thang ward, Ho Chi Minh city	36/NQ- HDQT dated on 21/07/2022	Costs of implementing Dai Duong Vung Tau Tourist Area project under the authorization of Dai Duong Vung Tau Entertainment Construction Investment JSC for the operations: collection and payment on behalf for construction investment activities and sales-related activities	1,131,750,000	36/NQ- HDQT dated on 21/07/2022	Costs of implementing Dai Duong Vung Tau Tourist Area project under the authorization of Dai Duong Vung Tau Entertainment Construction Investment JSC for the operations: collection and payment on behalf for construction investment activities and sales-related activities	9,708,920,437														

