

VIETVALUES Audit and Consulting Co., Ltd

Member firm of JPA International

Head office : 33 Phan Van Khoe, ward 13, district 5, HCMC

Tel : +84 (28) 3859 4168

Fax : +84 (28) 3859 2289

Email : contact@vietvalues.com

Website : www.vietvalues.com



REVIEW REPORTS ON INTERIM (SEPARATE) FINANCIAL INFORMATION

FOR THE PERIOD FROM 01ST JANUARY TO 30TH JUNE 2026

QP HOLDINGS JOINT STOCK COMPANY

CONTENTS

Contents	Page
1. Report of the General Director	02 – 04
2. Review Reports on interim (separate) financial information	05 – 06
3. Interim (separate) Statement of Financial Position as at 30 th June 2026	07 – 08
4. Interim (separate) Income Statement for the six-month period ended 30 th June 2026	09
5. Interim (separate) Cash Flows Statement for the six-month period ended 30 th June 2026	10
6. Selected Notes to the (separate) Financial statements for the six-month period ended 30 th June 2026	11 – 33



REPORT OF THE GENERAL DIRECTOR

The General Director of QP Holdings Joint Stock Company (hereafter referred to as “the Company”) presents this report together with the reviewed interim (separate) financial statements of the Company for the six-month period ended 30th June 2026.

1. General information of the Company

QP Holdings Joint Stock Company (hereafter, referred to as “the Company”) (business name: HKT) is renamed from Ego Vietnam Investment Joint Stock Company, is set up and operates in accordance with the initial Business Registration Certificate No. 5400257584 dated 13th July 2007, the 19th amendment registration dated 03rd June 2026 issued by the Business Registration Office of the Ho Chi Minh city Department of Finance.

The Company's stock is listed on the Hanoi Stock Exchange (HNX) with the HKT stock code.

Charter capital : VND 333,350,290,000.

2. Registered office

▪ Head office

Address : Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Tel : +84 (28) 3620 2626

Tax code : 5 4 0 0 2 5 7 5 8 4

▪ Information about subsidiary

Name of subsidiary	Head office	Ratio of capital contribution		Proportion of interest		Proportion of voting rights	
		Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
Quang Phuc Housing Development Co., Ltd.	Townhouse F1, Huynh Thuc Khang street, Binh Duong ward, Ho Chi Minh city.	99.63%	99.63%	99.63%	99.63%	99.63%	99.63%

3. Business activities

- Trading agricultural products and construction materials;
- Trading in real estate, land-use right belongs to the owner, the user or tenant;
- Financial investment.

4. The Board of Management, the Audit Committee, General Director and Chief Accountant

Members of the Board of Management, the Audit Committee, General Director and Chief Accountant of the Company during period and as at the date of this report include:

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Report of the General Director (cont.)For the six-month period ended 30th June 2026**4.1 The Board of Management**

Full name	Position	Appointed / Reappointed date	Dismissed date
Mr. Pham Tu Trong	Chairperson	27 th May 2026	-
Ms. Nguyen Thi Thuy Ngan	Member	27 th May 2026	-
Mr. Nguyen Hong Anh Kha	Member	27 th May 2026	-
Mr. Pham Duy	Member	27 th May 2026	-
Mr. Tran Hoang Khang	Independent Member	24 th October 2024	27 th May 2026

4.2 The Audit Committee

Full name	Position	Appointed / Reappointed date	Dismissed date
Mr. Pham Duy	Chairperson	27 th May 2026	-
Mr. Tran Hoang Khang	Chairperson	24 th October 2024	27 th May 2026
Ms. Nguyen Thi Thuy Ngan	Member	27 th May 2026	-

4.3 General Director and Chief Accountant

Full name	Position	Appointed / Reappointed date	Dismissed date
Mr. Nguyen Manh Tuan	General Director	31 st March 2025	-
Mr. Nguyen Minh Hai	Chief Accountant	20 th June 2025	-

5. Legal representative

Legal representative of the Company during period and as of the date of this report is Mr. Pham Tu Trong - Chairperson of the Board of Management and Mr. Nguyen Manh Tuan - General Director.

6. Business results

The interim (separate) financial position and the interim (separate) business results for the six-month period ended 30th June 2026 of the Company are expressed in the interim (separate) financial statements for the six-month period attached to this report from page 07 to page 33.

7. Subsequent events

The Company paid the 2025 stock dividend at an execution ratio of 100:4 (shareholders holding 100 existing shares receive 04 new shares) in accordance with the Resolution No. 01/2026/NQ-ĐHĐCĐ dated 27th May 2026 and the Resolution No. 15/2026/NQ-HĐQT dated 14th July 2026. Total expected shares to be issued is 1,333,401 shares, the Company increased its charter capital from VND 333,350,290,000 to VND 346,683,680,000 pursuant to the 20th amendment registration dated 03rd August 2026.

Other than the events mentioned above, the Company has not arisen other events after the accounting period ended which need any adjustments to the figures or disclosures in the interim (separate) financial statements.

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Report of the General Director (cont.)

For the six-month period ended 30th June 2026

8. Auditors

VIETVALUES Audit and Consulting Co., Ltd. has been appointed to perform the review on the Company's interim (separate) Financial Statements for the six-month period ended 30th June 2026.

9. Responsibility of the General Director

The General Director of the Company is responsible for the preparation of the interim (separate) financial statements for the six-month period to give a true and fair view on the interim (separate) financial position, the interim (separate) business results and the interim (separate) cash flows of the Company for the period. In order to prepare these interim (separate) financial statements for the six-month period, the General Director must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Announce the accounting standards to be followed for the material issues to be disclosed and explained in the interim (separate) financial statements;
- Prepare the interim (separate) financial statements for the six-month period of the Company on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;
- Design and implementation of internal control systems effectively for the purpose of preparing and presenting the interim (separate) financial statements for the six-month period reasonably in order to minimize risk and fraud.

The General Director ensures that all the relevant accounting books have been fully recorded and can fairly reflect the interim (separate) financial position of the Company at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The General Director of the Company is also responsible for protecting the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and fair presentation of the interim (separate) financial statements.

The General Director hereby ensures to comply with all the requirements above in the preparation of the interim (separate) financial statements.

10. Approving the interim (separate) financial statements

The General Director confirms that all the accompanying interim (separate) financial statements. The interim (separate) financial statements have been properly prepared and have given a true and fair view on the interim (separate) financial position as at 30th June 2026, the interim (separate) business results and the interim (separate) cash flows for the six-month period then ended of the Company, in compliance with the accounting standards, Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and fair presentation of the interim (separate) financial statements.

Ho Chi Minh city, 25 August 2026.

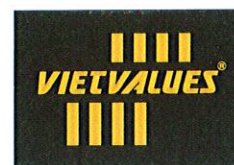
General Director



MR. NGUYEN MANH TUAN

84 - C
Y
N
NGS
CHI MINH

0312
CỘ
CHINH
TOA
HUA
- TP



No.: 250801/26/BCKT/AUD-VVALUES

REVIEW REPORTS ON INTERIM (SEPARATE) FINANCIAL INFORMATION

To: **SHAREHOLDERS, THE BOARD OF MANAGEMENT
AND THE GENERAL DIRECTOR
QP HOLDINGS JOINT STOCK COMPANY**

We have reviewed the accompanying interim (separate) financial statements of QP Holdings Joint Stock Company (hereafter, referred to as “the Company”) prepared on 25 August 2026, from page 07 to page 33, which comprise the interim (separate) Statement of Financial Position as at 30th June 2026, the interim (separate) Income Statement, the interim (separate) Cash Flows Statement for the six-month period then ended and the selected Notes to the (separate) Financial Statements.

The General Director’s responsibility

The General Director of the Company is responsible for the preparation and presentation of these interim (separate) financial statements in accordance with the accounting standards, the accounting regime to securities company in Vietnam as well as legal regulations related to the preparation and presentation of these interim (separate) financial statements and for such internal control as the General Director determines is necessary to enable the preparation and presentation of interim (separate) financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s responsibility

Our responsibility is to express a conclusion on this interim financial information based on our review. We conducted our review in accordance with the Vietnamese Standards on Review Engagements 2410 – Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Vietnamese Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor’s conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim (separate) financial information does not give a true and fair view, in all material respects, of the interim (separate) financial position as at 30th June 2026, the interim (separate) business results and the interim (separate) cash flows of QP Holdings Joint Stock Company for the six-month period then ended in conformity with the accounting standards, the prevailing Vietnamese enterprises’ accounting regime as well as legal regulations related to the preparation and presentation of the interim (separate) financial statements.

Other matter

We draw attention to: the scope of these interim (separate) financial statements for the six-month period is only to give the interim (separate) financial position and investments at historical cost method of QP Holdings Joint Stock Company as at 30th June 2026 as well as the interim (separate) business results and the interim (separate) cash flows for the six-month period then ended. This is not the consolidated financial statements for the six-month period of QP Holdings Joint Stock Company and subsidiaries.

Ho Chi Minh city, 25 August 2026

VIETVALUES Audit and Consulting Co., Ltd.

Tran Van Hiep – Deputy General Director

Certificate of registration for practicing audit No. 2141-2023-071-1

Authorized signature

File:

- **VIETVALUES.**

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

Currency: VND

ASSETS	Code	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
A- CURRENT ASSETS AND SHORT-TERM INVESTMENTS	100		91,791,833,671	57,114,640,086
I. Cash and cash equivalents	110	V.1	41,931,362,470	4,812,914,938
1. Cash	111		41,931,362,470	4,812,914,938
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	V.2	46,300,474,518	5,775,912,400
1. Trading securities	121	V.2a	4,582,060,000	6,060,988,585
2. Provision for devaluation of trading securities (*)	122		(155,020,000)	(285,076,185)
3. Held-to-maturity investments	123	V.2b	41,873,434,518	-
4. Provision for short-term held-to-maturity investments (*)	124		-	-
III. Short-term receivables	130		1,341,487,110	44,489,608,055
1. Short-term trade receivables	131		-	1,786,503,456
2. Short-term advance payments to suppliers	132	V.3	1,095,922,560	42,900,000
3. Other short-term receivables	135	V.4	245,564,550	43,846,708,055
4. Provision for short-term doubtful debts (*)	136	V.5	-	(1,186,503,456)
5. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	140		1,702,317,649	1,702,317,649
1. Inventories	141	V.5	1,702,317,649	1,702,317,649
2. Provision for obsolete inventory (*)	142		-	-
V. Short-term biological assets	150		-	-
VI. Other current assets	160		516,191,924	333,887,044
1. Short-term prepaid expenses	161	V.6a	327,752,908	85,456,190
2. Deductible VAT	162		183,296,932	243,288,770
3. Taxes and other receivables from the State	163		5,142,084	5,142,084
B- FIXED ASSETS AND LONG-TERM INVESTMENTS	200		272,007,447,247	297,036,058,908
I. Long-term receivables	210		-	-
1. Other long-term receivables	215		-	-
6. Provision for long-term doubtful receivables (*)	216		-	-
II. Fixed assets	220	V.7	826,420,256	902,253,584
1. Tangible fixed assets	221		826,420,256	902,253,584
- Historical cost	222		910,000,000	910,000,000
- Accumulated depreciation (*)	223		(83,579,744)	(7,746,416)
2. Finance lease fixed assets	224		-	-
3. Intangible fixed assets	227		-	-
III. Long-term biological assets	230		-	-
IV. Investment Properties	240		-	-
V. Long-term assets in progress	250		-	-
VI. Long-term financial investments	260	V.8	271,020,740,741	296,020,740,741
1. Investment in subsidiaries	261		271,020,740,741	271,020,740,741
2. Investment in other entities	263		-	25,000,000,000
4. Provision for loss of long-term investments in other entities (*)	264		-	-
VII. Other non-current assets	270		160,286,250	113,064,583
1. Long-term prepaid expenses	271	V.6b	160,286,250	113,064,583
TOTAL ASSETS (280 = 100 + 200)	280		363,799,280,918	354,150,698,994

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Interim (separate) Statement of Financial Position (cont.)

As at 30th June 2026

RESOURCES	Code	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
C- LIABILITIES	300		8,936,506,303	5,756,435,786
I. Current liabilities	310		8,936,506,303	5,756,435,786
1. Short-term trade payables	311	V.9	207,178,234	606,091,134
2. Dividends and profits payable	313		-	-
3. Tax and statutory obligations	314	V.10	1,914,649,430	1,588,132,272
4. Payables to employees	315		484,231,304	277,340,584
5. Short-term accruals	316		86,716,762	65,821,487
6. Other short-term payables	320		216,505,078	37,825,363
7. Short-term loans and finance lease liabilities	321	V.11	5,572,724,788	2,941,288,585
8. Bonus and welfare funds	323	V.12	454,500,707	239,936,361
II. Non-current liabilities	330		-	-
D- OWNERS' EQUITY	400	V.13	354,862,774,615	348,394,263,208
1. Owners' invested equity	411		333,350,290,000	333,350,290,000
- Common stocks with voting rights	411a		333,350,290,000	333,350,290,000
2. Investment and development fund	418		287,923,633	287,923,633
3. Undistributed earnings after tax	420		21,224,560,982	14,756,049,575
- Accumulated undistributed earnings after tax to the end of previous year	420a		14,541,485,229	9,244,971,761
- Accumulated undistributed earnings after tax in current year	420b		6,683,075,753	5,511,077,814
TOTAL RESOURCES (440 = 300 + 400)	440		363,799,280,918	354,150,698,994

Approved, Ho Chi Minh city, 25 August 2026

Prepared by/Chief Accountant



NGUYEN MINH HAI

Legal representative
General Director



NGUYEN MANH TUAN

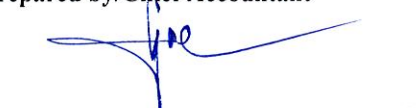
INTERIM (SEPARATE) INCOME STATEMENT

For the six-month period ended 30th June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period
1	2	3	4	5
1. Revenues from sale of goods and rendering of services	01	VI.1	1,653,750,000	39,216,032,876
2. Revenue deductions	02		-	-
3. Net revenues from sale of goods and rendering of services	10		1,653,750,000	39,216,032,876
4. Cost of goods sold	11		-	38,110,894,718
5. Gross profit from sale of goods and rendering of services	20		1,653,750,000	1,105,138,158
6. Profit/(loss) on disposal/sale of investment properties	21		-	-
7. Income from financial activities	22	VI.2	8,584,039,578	4,763,703
8. Expenses from financial activities	23	VI.3	749,798,140	226,638,040
- In which: Interest expenses	24		167,257,386	226,638,040
9. Selling expenses	25		-	63,652,800
10. General & administration expenses	26	VI.4	3,935,944,749	388,299,821
11. Net profit/(loss) from operating activities	30		5,552,046,689	431,311,200
12. Other income	31	VI.5	3,088,741,227	1,205,590,158
13. Other expenses	32	VI.6	235,554,580	225,047,174
14. Other profit	40		2,853,186,647	980,542,984
15. Total pre-tax accounting profit	50		8,405,233,336	1,411,854,184
16. Current Corporate Income tax expenses	51	V.11	1,722,157,583	327,380,273
17. Deferred Corporate Income tax expenses	52		-	-
18. Profit/(loss) after corporate income tax	60		6,683,075,753	1,084,473,911
19. Basic earnings per share	70	VI.8	-	-
20. Diluted earnings per share	71	VI.9	-	-

Prepared by/Chief Accountant


 NGUYEN MINH HAI

Approved, Ho Chi Minh city, 25 August 2026

Legal representative
General Director

 NGUYEN MANH TUAN

INTERIM (SEPARATE) CASH FLOWS STATEMENT

(As per Indirect Method)

For the six-month period ended 30th June 2026

Currency: VND

Items	Code	Notes	Current period	Previous period
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit/(loss) before tax	01		8,405,233,336	1,411,854,184
2. Adjustments for:			(1,121,825,091)	(1,876,843,782)
- Depreciation and amortisation	02		75,833,328	-
- Provisions	03		(1,316,559,641)	23,102,870
- (Gains)/Losses of exchange rate differences due to the revaluation of the ending balances in foreign currencies	04		-	-
- (Profit)/ loss from investing activity	05	VI.2	(48,356,164)	(2,126,584,692)
- Interest expense	06	VI.3	167,257,386	226,638,040
- Other adjustments	07		-	-
3. Operating income/(loss) before changes in working capital	08		7,283,408,245	(464,989,598)
- (Increase)/decrease in receivables	09		347,181,721	(9,085,394,700)
- (Increase)/decrease in inventory	10		-	4,835,862,351
- Increase/(decrease) in payables (excluding interest payable, PIT payables)	11		36,891,453	(1,918,822,705)
- Increase/(decrease) in prepaid expenses	12		(289,518,385)	261,524,023
- Increase/(decrease) in trading securities	13		1,478,928,585	-
- Interest paid	14		(167,257,386)	(540,582,019)
- Corporate income tax paid	15	V.11	(1,424,979,068)	(163,851,919)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		-	-
Net cash inflows/(outflows) from operating activities	20		7,264,655,165	(7,076,254,567)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		-	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	5,971,242,055
3. Loans to other entities and payments for purchase of debt instruments of other entities	23	V.2b	(6,100,000,000)	-
4. Repayments from borrowers and proceeds from sales of debt instruments of other entities	24		8,274,000,000	4,700,000,000
5. Payments for investments in other entities	25		-	-
6. Proceeds from capital withdrawals from other entities	26		25,000,000,000	10,910,000,000
7. Interest and dividends received	27	VI.2	48,356,164	-
Net cash inflows/(outflows) from investing activities	30		27,222,356,164	21,581,242,055
III. CASH FLOW FROM FINANCING ACTIVITIES				
1. Proceeds from issue of stocks, capital contribution of the owner	31		-	-
2. Capital redemption of the owners, the acquisition of issued stocks	32		-	-
3. Proceeds from borrowings	33	V.12	22,308,437,878	-
4. Repayments of borrowing principal	34	V.12	(19,677,001,675)	(15,000,000,000)
5. Repayments of finance lease principal	35		-	-
6. Dividends, gains paid to the owner	36		-	-
Net cash inflows/(outflows) from financing activities	40		2,631,436,203	(15,000,000,000)
Net cash inflows/(outflows) (20+30+40)	50		37,118,447,532	(495,012,512)
Cash and cash equivalents at the beginning of the year	60	V.1	4,812,914,938	2,214,960,125
Impact of exchange rate fluctuation	61		-	-
Cash and cash equivalents at the end of the year	70		41,931,362,470	1,719,947,613

Approved, Ho Chi Minh city, 25 August 2026

Prepared by/Chief Accountant

NGUYEN MINH HAI

Legal representative
General Director

M.S.D.N: 5400257584

CÔNG TY
CỔ PHẦN
QP HOLDINGS

THÀNH PHỐ HỒ CHÍ MINH

NGUYEN MANH TUAN

SELECTED NOTES TO THE (SEPARATE) FINANCIAL STATEMENTS

For the six-month period ended 30th June 2026

These notes form an integral part of and should be read in conjunction with the interim (separate) Financial Statements for the six-month period ended 30th June 2026 of QP Holdings Joint Stock Company (hereafter, referred to as “the Company”).

I. OPERATION FEATURES

1. Forms of ownership

QP Holdings Joint Stock Company is joint stock company.

2. Lines of business

The Company operates in many different fields.

3. Business activities

- Trading agricultural products and construction materials;
- Trading in real estate, land-use right belongs to the owner, the user or tenant;
- Financial investment.

4. Normal business and production cycle

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

5. The Company's operations in year affect the interim (separate) financial statements

The Company has been restructuring its business operations since mid-2025, primarily focusing capital resources on long-term financial investments. As a result, revenue from sales of goods and rendering of services for the current period dropped significantly, while financial income from investment activities increased sharply compared to the same period last year..

6. Company structures

Subsidiary

Name of subsidiary	Head office	Ratio of capital contribution		Proportion of interest		Proportion of voting rights	
		Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
Quang Phuc Housing Development Co., Ltd.	Townhouse F1, Huynh Thuc Khang street, Binh Duong ward, Ho Chi Minh city.	99.63%	99.63%	99.63%	99.63%	99.63%	99.63%

7. Employees

As at the accounting period ended, the Company had 10 employees (11 employees at the beginning of the year).

8. Statement on the information comparability in the interim (separate) financial statements

From 01st January 2026, the Company has adopted the Circular No. 99/2025/TT-BTC dated 27th October 2025 issued by the Ministry of Finance on guiding the Enterprise Accounting System. This Circular replaces the Circular No. 200/2014/TT-BTC dated 22nd December 2014 issued by the Ministry of Finance on guiding the enterprise accounting system and related circulars.

II. ACCOUNTING PERIOD, AND REPORTING CURRENCY

1. The Company's fiscal year

The fiscal year starts on 01st January and ends on 31st December of each calendar year.

These (separate) financial statements are prepared for the six-month period from 01st January 2026 to 30th June 2026.

2. Reporting currency and methods of foreign currency translation

The standard currency unit used is Vietnam Dong (VND) because the Company uses the main accounting currency unit which is Vietnam Dong (VND) for receipts and payments.

III. ADOPTED ACCOUNTING REGIME AND STANDARDS

1. Applicable accounting regime

The Company's the interim (separate) Financial statements are prepared and presented in accordance with the Accounting Standards, the Vietnamese Corporate Accounting System promulgating together with the Circular No. 99/2025/TT-BTC dated 27th October 2025 of the Ministry of Finance and other relevant prevailing legal regulations.

2. Statement on the compliance with the Vietnamese accounting regime and standards

The General Director ensures to follow all the requirements of the accounting standards and the Vietnamese Corporate accounting system promulgating together with the Circular No. 99/2025/TT-BTC dated 27th October 2025 of the Ministry of Finance as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim (separate) Financial statements.

IV. ADOPTED ACCOUNTING POLICIES

1. Basic for preparing the interim (separate) Financial statements

The interim (separate) Financial statements are prepared based on accrual accounting (excluding information related to the cash flows).

Subordinate entities have (separate) accounting work, dependent accounting. The Company's (separate) financial statements are prepared on the basis of combination of subordinate entities' financial statements. Revenues and balances among subordinate entities are eliminated in preparing the (separate) financial statements.

2. Cash and cash equivalents

Cash includes cash on hand, demand deposits, cash in transit and monetary gold.

Cash equivalents is the short-term securities of which the due dates can not exceed 3 (three) months from the dates of the investments (with original maturity of less than 3 months) and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.

3. Accounting policies for financial investments

Trading securities

The investments are classified as trading securities if the company intends to hold for profit-making purpose.

Trading securities are initially recognized at the fair value of the consideration given at the transaction date. Costs directly attributable to the acquisition of trading securities, such as brokerage fees, transaction fees, information provision fees, taxes, bank charges, and other related expenses, are recognized in expenses from financial activities during the period.

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Selected Notes to the (separate) Financial statements (cont.)

For the six-month period ended 30th June 2026

Trading securities is recognized as at the time the Company has the ownership, details are as follows:

- For listed securities: is recognized as at the time of order matching (T+0).
- For unlisted securities: is recognized as at the time of formal ownership in accordance with law.

When trading securities are purchased, their interests, dividends and profits from previous years are accounted in reducing their value. And their interests, dividends and profits of following years are recognized in the income from financial activities. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

Provision for devaluation of trading securities is recognized for investments where the net realizable value is lower than the historical cost at the end of the accounting period

The fair value of listed securities is determined based on the closing price at the end of the accounting period, or the closing price of the nearest trading session prior to the accounting period-end if the market is not trading on that date.

Increase/Decrease in the balance of Provision for devaluation of trading securities is recognized in expenses from financial activities.

Held-to-maturity investments

The investments are classified as held-to-maturity if the Company has both the ability and the intention to hold to maturity. Held-to-maturity investments include: term deposits (including treasury bills, promissory note) bonds, preferred stocks which the issuance party is obligated to repurchase at a specific time in the future and held-to-maturity loans for the purpose of collecting interest periodically and other held-to-maturity investments.

Principles for determining held-to-maturity investments are initially recognized at the historical costs include purchase price and expenses related to investments transactions. After initial recognition, these investments are recognized at recoverable amount.

Interest income on held-to-maturity investments after the date of acquisition are recognized in Income Statement on the basis of accrual. Interest enjoyed before the Company held is deducted against the historical cost as at the date of acquisition.

When there is certainly evidence shows part of or the entire investment may not be recoverable and the loss can be determined reliably, the loss is recognized in Expenses from financial activities in year and direct reduction of investment value.

At the end of the accounting period, when there is objective evidence that part or all of an investment may be impaired, the Company recognizes a provision for investment losses corresponding to the potential loss amount. The provision expense or reversal is recognized in financial expenses/financial income during the period.

Held-to-maturity investments denominated in foreign currencies are recognized and revaluated in accordance with the regulations applicable to monetary items denominated in foreign currencies.

Investments in subsidiaries, joint ventures, associated companies

Subsidiaries

Subsidiaries is a company that is controlled by the Company. The control is achieved when the Company has the ability to control the financial and operational policies of the investee company in order to get economic benefits thanks to their operating activities.

Investments in subsidiaries is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment. In case of investment by non-monetary assets, the cost of investment is recognized at fair value of non-monetary assets as at the arising date.

When investments are purchased, their dividends and profits from previous years are accounted in reducing their value. And their dividends and profits of following years are recognized in the revenue. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

Provision for loss of investments in subsidiaries is appropriated as subsidiaries have suffered losses, by the differences between the actual capital contributions by parties in subsidiary and the actual equity multiplied (X) with the percentage of capital contribution of the Company and total actual capital contributions by parties in subsidiary. If the subsidiary is subject to present the consolidated financial statements, basis of determination of provision for loss is the consolidated financial statements.

Increase/Decrease in the balance of provision for loss of investments in subsidiaries must be made as at the accounting period ended and are recognized in the expenses from financial activities.

4. Receivables

Doubtful receivables are presented by book value subtracting the provisions for doubtful receivables. The Company maintains detailed accounting records for receivables by counterparty, maturity, and original currency to meet management requirements.

Receivables are classified as trade receivables, inter-company receivables and other receivables comply with the following principles:

- Trade receivables reflect the commercial elements arising from selling - purchasing transactions between the Company and the buyer is an independent entity, include receivables from export sales under entrusted others.
- Inter-company receivables reflect receivables of subordinate entities without legal status and dependent accounting.
- Other receivables reflect the non-commercial elements, unrelated to selling - purchasing transactions.

Receivables denominated in foreign currencies are recognized and revaluated in accordance with regulations applicable to foreign currency monetary items.

At the financial statement preparation date, based on the remaining maturity of the receivables, the Company classifies and presents them as current or non-current assets pursuant to current regulations.

Provision for doubtful debts is made for receivables that are overdue, or not yet due but with objective evidence indicating that partial or full recovery is unlikely.

For receivables that are not yet due but where the debtor has fallen into bankruptcy, dissolution, disappearance, absconding, or where there is evidence indicating that payment is unlikely or impossible, the Company determines the provision level based on the expected loss that may incur.

In cases where the Company has more reliable evidence or a more appropriate basis to determine the recoverable amount, it may apply alternative methods to determine the provision for doubtful debts in accordance with applicable regulations.

The creation or reversal of the provision for doubtful debts is executed at the financial statement preparation date. The provision expense or reversal is recognized in general and administrative expenses during the period.

For doubtful debts that have been written off but are subsequently recovered, the recovered amounts are recognized as other income.

5. Inventories

Recognition principles of inventories

Inventories are recognized at the lower of their historical costs or their net realizable values.

Historical costs of inventories are determined as follows:

- Raw materials, goods: including the acquisition cost and other direct related expenses arising to obtain inventory in current status and place.
- Work-in-progress: total costs associated with unfinished vehicle repair services.

Net realizable values is the estimated selling price of inventory in normal operating cycle except for the estimated costs to complete and necessary to consume them.

The value of inventories are recognized at the specific identification method (for motorcycles), the weighted average method (for other kinds of goods) and recorded at the perpetual method.

Methods of inventory valuation and accounting treatment

The cost of inventories issued is determined using the weighted average method.

Method of making provision for obsolete inventory

At the financial statement preparation date, when there is evidence indicating that the net realizable value of inventories is lower than their historical cost, the Company recognizes a provision for obsolete inventory in accordance with applicable regulations.

The provision for obsolete inventory is made on an item-by-item basis for inventories whose historical cost exceeds their net realizable value. For work-in-process services, the provision is determined for each service type with separate pricing.

The provision for obsolete inventory is determined as the difference between the historical cost of inventories and their net realizable value.

Increase/Decrease in the balance of provision for devaluation of inventory must be made as at the end of the accounting period and are recognized in the cost of goods sold.

6. Prepaid expenses

Prepaid expenses include the actual arising costs but related to the operating results of numerous accounting periods.

The Company's prepaid expenses include:

- Insurance expenses, office rental expenses, and other prepaid expenses relating to multiple accounting periods;
- Other prepaid expenses that do not qualify for recognition as fixed assets but relate to multiple accounting periods

7. Tangible fixed assets

Tangible fixed assets are determined by the historical costs less (-) accumulated depreciation. Historical costs of tangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses during the period.

When tangible fixed assets are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in line with straight-line method to gradually write off the historical costs of fixed assets over their estimated useful lives. The depreciation years of tangible fixed assets applied are as follows:

<u>Kinds of fixed assets</u>	<u>Years</u>
Vehicles	06

8. Trade payables

Trade payables reflect commercial obligations arising from the purchase of goods, services, fixed assets, investment properties, and construction contracts. A payable is recognized when the Enterprise has a present payment obligation and is tracked in detail by individual vendor, including advances made for goods, services, or completed work volumes that have not yet been received. Discounts, allowances, and sales returns are recorded as reductions in the corresponding payables upon occurrence.

9. Dividends and profits payable

Dividends and profits payable reflect the Enterprise's obligations to shareholders and capital-contributing members for dividends and profit distributions that have been approved for distribution but remain unpaid. The payable is recognized when the Company no longer has the discretion to avoid the payment obligation pursuant to the resolution of the competent authority or in accordance with applicable regulations and the Company's Charter.

10. Accruals

Accrued expenses reflect costs that have been incurred during the period but lack sufficient supporting documents or remain unpaid, including costs of goods and services received, wages and salaries, annual leave, planned production shutdown costs, and accrued interest expenses. An accrued expense is recognized when the Enterprise has a present obligation and its amount can be measured reliably, ensuring adherence to the matching principle between revenues and expenses.

11. Liabilities and accruals

Liabilities and accruals are recognized for payable amounts in the future related to the received goods and services. Accruals are recognized based on the reasonable estimates of the payable amounts.

Payables are classified as trade payables, accruals, inter-company payables and other payables comply with the following principles:

- Trade payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity, include payables from import by a trustee. Payables are monitored in detail by each counterparty and maturity period;
- Accruals reflect the payables to the received goods and services from seller or provided to buyer but not yet paid due to do not have invoice or insufficient accounting records and vouchers and payable to employees on sabbatical salary, operating costs must be accrued. Accrued expenses are recognized when the Company has a present obligation and the liability can be estimated reliably, adhering to the principle of matching expenses with revenues;
- Inter-company payables reflect payables between the superior unit and subordinate unit which have no legal status and dependent accounting.
- Loans and finance lease liabilities reflect loans, finance lease liabilities and the payment status of principal and associated liabilities under loan and finance lease contracts.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

12. Provision for payables

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the obligation at the end of the accounting period.

At initial recognition and at the end of the accounting period, provisions are reviewed and adjusted. If the required provision exceeds the previously recognized amount, the difference is charged to expenses; conversely, if it is lower, the excess is reversed to reduce the corresponding expenses. The reversal and utilization of a provision are performed only for expenditures previously provided for and directly related to that provision.

Provisions do not include future operating costs or expected losses, except for those relating to onerous contracts. An onerous contract is one in which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from it; in such cases, the present obligation is recognized as a provision.

Provisions typically include: provision for product warranties; provision for construction contract warranties; provision for corporate restructuring; and other provisions required by regulations, including provisions for onerous contracts and environmental obligations (if any). The recognition of provisions must be based on reasonable estimates, historical data, and clear measurement methods, and must be fully disclosed in the Financial Statements.

13. Deferred Corporate income tax

Deferred corporate income tax liabilities are recognized for taxable temporary differences between the carrying amounts of assets/liabilities and their tax bases, using the tax rates that are currently enacted or substantively enacted. This tax liability reflects future tax obligations arising when the temporary differences reverse through the recovery of assets or settlement of liabilities.

As at the accounting period-end, the Company determines, adjusts, and offsets the amounts arising and reversed during the period; the net increase/decrease is recognized in the corresponding deferred corporate income tax expense. Deferred tax related to items recognized directly in equity is recognized directly in equity. The offsetting between deferred tax liabilities and deferred tax assets is executed only for the presentation of the Statement of Financial Position and is not offset in the accounting books.

14. Loans and finance lease liabilities

Loans and finance lease liabilities reflect the Enterprise's loans, finance lease obligations, and their related settlement status.

Loans are classified as short-term or long-term based on their remaining maturity ($\leq$ or $>$ 12 months) and the repayment obligations at the reporting date.

Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset.

Costs directly attributable to borrowings (such as arrangement fees, appraisal fees, documentation fees, etc.) are amortized over the loan period; interest expenses strictly comply with the capitalization criteria under relevant accounting standards.

The Enterprise maintains detailed tracking of each loan, contract, lender, and maturity period to support management requirements and financial statement presentation.

15. Owners' equity

Owner's invested equity

Owner's invested equity is recognized according to the shareholders' actual capital.

Surplus of share capital

Surplus of share capital is recognized at differences between issued actual value and the nominal value of stocks when they first issued, supplement issue, differences between re-issued value and the book value of treasury stocks and capital structure of the convertible bonds at maturity. Direct costs related to the issuance of additional stocks and the re-issuance of treasury stocks is reversed on Surplus of share capital.

16. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Company's Charter as well as regulations and being approved by General Meeting of Shareholders.

Distribution of profits to shareholders is considered non-monetary items in undistributed earnings after tax which can affect the cash flows and ability to pay dividends such as profit from revaluation of the contributed assets, revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities when being approved by General Meeting of Shareholders.

17. Recognition of revenues and income

Revenues are recognized when the Company may get economic benefits that can be determined reliably. Revenues are measured at the fair value of received or receivable accounts after deducting trade discounts, sales discounts and sales returns.

Revenues from sale of merchandises

Revenues from sale of goods are recognized when satisfying the following conditions at the same time:

- Most of risk and benefits associated with the goods ownership are transferred to customers;
- There are no rights to manage or to control the goods;
- Revenues can be determined reliably;
- Getting or will get reliable economic benefits from providing service;
- Expenses related to providing and completing service can be determined.

Revenues from rendering of services

Revenues from rendering of services transactions are recognized when the result of transaction is determined reliably. Where the service is rendered during numerous periods, revenue in period is recognized based on the results of work completely as at balance sheet date.

The results of rendering of services transaction are determined when satisfying all the following conditions:

- Revenue is determined rather reliably;
- Be able to gain economic benefits from the transactions;
- Determining work completely as at Balance Sheet date;
- Determining expenses related to rendering of services.

Interest

Interest is recognized on an accrual basis, and determined on balance of savings accounts and the actual interest rates for each period.

18. Cost of goods sold

Cost of goods sold is total cost of merchandise, Production costs of finished goods sold, other expenses are included in the cost of goods.

Provision for obsolete inventory, inventory losses or shortages, and abnormal excess costs are recognized in cost of goods sold in accordance with the prudence principle. Reversals of inventory provisions and related cost reductions are credited against cost of goods sold.

19. Expenses from financial activities

Expenses from financial activities reflect expenses and losses related to the Company's financial activities, including: uncapitalized borrowing costs, losses from the transfer of financial investments, transaction costs on sales of securities and financial investments, purchasing costs of trading securities, provision for devaluation of trading securities, provision for impairment of investments in other entities, foreign exchange losses arising from foreign currency sales or the revaluation of foreign currency monetary items at the end of the period, payment discounts allowed to buyers, and other financial expenses incurred during the period. Expenses from financial activities are recognized in the income statement when incurred, except for those capitalized in accordance with applicable regulations.

Borrowing costs

Borrowing costs include interest and other costs incurred directly related to loans.

Borrowing costs will be capitalized when they are directly related to the construction or the production of an asset in progress, which has taken a substantial period of time (over 12 months) to get ready for intended use or sales of the asset. Otherwise, the borrowing costs will be recognized into expenses during the period. For private loans serve the construction of fixed assets, investment properties, interest is

capitalized even if the construction period of less than 12 months. The income arising from the temporary investment of loans is recorded reducing the historical cost of the relevant assets.

In the event of general borrowings which are partly used for acquiring, constructing or producing an asset in progress, the costs eligible for capitalization will be determined according to the capitalization rates applied to average accumulated expenditure on that asset. The capitalization rates are computed at the average interest rates on the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

20. Selling expenses and General & administration expenses

Selling expenses and General & administration expenses are all costs related to the process of selling products, goods, rendering of services and general administration expenses of the Company.

21. Disposals and retirements of fixed assets and investment properties

Upon the sale, disposal, or retirement of fixed assets or investment properties, their historical cost and accumulated depreciation are derecognized; any difference between the net disposal proceeds and the carrying amount, together with related expenses, is recognized in the profit or loss for the period.

22. Corporate income tax (CIT)

Corporate income tax expenses include current corporate income tax and deferred corporate income tax.

Current corporate income tax

Current corporate income tax expense is recognized based on taxable income. Taxable income is different from accounting profit due to the adjustments of differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

Deferred Corporate income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the financial statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Book values of deferred corporate income tax assets are considered at the balance sheet dates and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used. Deferred corporate income tax assets are not yet recorded in before that will be reconsidered as at the accounting period ended and recorded when being reliably taxable profit to be able to use deferred income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rates to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the income statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity of the company.

Deferred income tax assets and deferred income tax liabilities should be offset when:

- The Company has a legal right to implement the offset of current income tax assets and current income tax payable; and
- Those deferred income tax assets and deferred income tax payable related to corporate income tax is administered by the same tax authority:
 - For the same taxable entity; or
 - The Company intends to pay current income tax payable and current income tax assets on the basis of net or recover assets at the same time with the payment of liabilities in each future period when the significant deferred income tax payable or deferred income tax assets to be paid or recovered.

23. Related parties

A party is considered as 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 company in case that party is under common control or significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

24. Segment Reporting

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

Segment information is prepared and presented comply with the accounting policies in the preparation and presentation of the (separate) financial statements of the Company.

25. Comparative figures

Certain balances on the interim (separate) Statement of Financial Position have been restated to conform to current regulations (the Circular No. 99/2025/TT-BTC dated 27th October 2025 issued by the Ministry of Finance on guiding the Enterprise Accounting System; the previous year was in accordance with the Circular No. 200/2014/TT-BTC dated 22nd December 2014 issued by the Ministry of Finance). Details are as follows:

Code	Items	Ending balance of previous year under Circular 200/2014/TT-BTC / Before adjustments	Beginning balance of current year has been restated under Circular 99/2025/TT-BTC) / After adjustments	Differences
1	2	3	4	5=4-3
INTERIM (SEPARATE) STATEMENT OF FINANCIAL POSITION				
	Liabilities			
123	Held-to-maturity investments	43,846,708,055	2,856,000	(43,843,852,055)
135	Other short-term receivables	-	43,843,852,055	43,843,852,055
	Total liabilities	43,846,708,055	43,846,708,055	-

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (SEPARATE) STATEMENT OF FINANCIAL POSITION (Currency: VND)

1. Cash and cash equivalents

<i>Cash and cash equivalents held by the Company that are unrestricted as to use</i>	Ending balance of period	Beginning balance
Cash on hand	47,922,987	144,940,379
Demand deposits ⁽¹⁾	5,139,420,983	4,667,974,559
Cash in transit ⁽²⁾	36,744,018,500	-
Total	41,931,362,470	4,812,914,938

⁽¹⁾ Details are as follows:

	Ending balance of period	Beginning balance
SSI Securities Corporation	4,077,766,439	-
JS Commercial Bank for Investment and Development of Vietnam (BIDV) – Binh Duong branch	952,180,295	3,821,617,485
Other banks	109,474,249	846,357,074
Total	5,139,420,983	4,667,974,559

⁽²⁾ These are receivables from sales of investment securities. As at 30th June 2026, receivables from sales of investment securities with amount of VND 20,463,277,472 were pledged as collateral for margin loans at VPBank Securities Joint Stock Company (refer to the Notes No. V.12).

2. Short-term financial investments

2a. Trading securities

	Ending balance of balance			Beginning balance		
	Historical cost	Fair value ^(*)	Provision	Historical cost	Fair value ^(*)	Provision
Short-term stock investments ⁽¹⁾	4,582,060,000	4,427,040,000	(155,020,000)	6,060,988,585	5,775,912,400	(285,076,185)
+ FPT Corporation (stock code: FPT)	2,976,800,000	2,822,040,000	(154,760,000)	-	-	-
+ Gelex Infrastructure Joint Stock Company (stock code: GEL)	1,605,260,000	1,605,000,000	(260,000)	-	-	-
+ Other stocks	-	-	-	6,060,988,585	5,775,912,400	(285,076,185)
Total	4,582,060,000	4,427,040,000	(155,020,000)	6,060,988,585	5,775,912,400	(285,076,185)

^(*) Fair value

Fair value is determined as follows: for stocks with a market price, fair value is the value based on the closing price on 30th June 2026.

2b. *Held-to-maturity investments*

	Ending balance of balance		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
<i>Short-term loans to related parties</i>	6,118,356,164	-	-	-
Quang Phuc Housing Development Co., Ltd. ⁽¹⁾	6,118,356,164	-	-	-
- <i>Loan principal</i>	6,100,000,000		-	-
- <i>Accrued loan interest</i>	18,356,164		-	-
<i>Short-term loans to other parties</i>	35,755,078,354	-	43,843,852,055	-
Quang Phuc Housing Industry Investment JSC ^(*)	35,755,078,354	-	43,843,852,055	
- <i>Loan principal</i>	33,386,000,000	-	41,660,000,000	
- <i>Accrued loan interest</i>	2,369,078,354	-	2,183,852,055	
Total	41,873,434,518	-	43,843,852,055	-

⁽¹⁾ This is the loan under Loan Agreement No. 01/2026/HĐV/QPH-PTN dated 10th June 2026. Credit limit: VND 20,000,000,000. Loan term: 12 months from the disbursement date, interest rate of 10%/year. Collateral: unsecured.

⁽²⁾ This is the loan with interest rate of 15%/year from 20th September 2025. No later than December 31, 2026, the Company and Quang Phuc Industrial Investment Joint Stock Company shall mutually agree upon and finalize the appropriate arrangement, whether by continuing the existing loan arrangement or entering into a business cooperation arrangement.

3. *Short-term advance payments to suppliers*

	Ending balance of period	Beginning balance
<i>Advance payments to related parties</i>	-	
<i>Advance payments to other suppliers</i>	1,095,922,560	42,900,000
- Cuoc Song So Multimedia JSC	668,736,000	-
- Chicilon Media Information Technology Vietnam JSC	253,186,560	-
- Others	174,000,000	42,900,000
Total	1,095,922,560	42,900,000

4. *Provisions for doubtful debts*

The movement in provisions for doubtful debts as follows:

	Current period	Previous period
Beginning balance	(1,186,503,456)	(1,186,503,456)
Additional provision / Reversal of provision	1,186,503,456	-
Ending balance of period	-	(1,186,503,456)

5. Inventories

	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Merchandises	1,702,317,649	-	1,702,317,649	-
Total	1,702,317,649	-	1,702,317,649	-

In which, value of merchandises as at 30th June 2026 is used as collateral for bank loans with amount of VND 0.

6. Short-term / Long-term prepaid expenses**6a. Short-term prepaid expenses**

	Ending balance of period	Beginning balance
- Software costs	10,645,752	31,937,250
- Others	317,107,156	53,518,940
Total	327,752,908	85,456,190

The movement is as follows:

<i>Details:</i>	Current period	Previous period
Beginning balance	85,456,190	-
Increase during period	570,914,388	58,445,455
Allocation during period	(328,617,670)	(1,037,121)
Ending balance of period	327,752,908	57,408,334

6b. Long-term prepaid expenses

<i>Details:</i>	Ending balance of period	Beginning balance
- Software costs	75,223,749	105,344,583
- Office repair expenses	80,237,501	-
- Others	4,825,000	7,720,000
Total	160,286,250	113,064,583

The movement is as follows:

<i>Details:</i>	Current period	Previous period
Beginning balance	113,064,583	449,704,857
Increase during period	91,700,000	136,860,000
Allocation during period	(44,478,333)	(455,792,357)
Ending balance of period	160,286,250	130,772,500

7. Tangible fixed assets

	Vehicles	Total
Historical cost		
- Beginning balance	910,000,000	910,000,000
- Increase during period	-	
- Decrease during period	-	
Ending balance of period	910,000,000	910,000,000
Depreciation		
- Beginning balance	7,746,416	7,746,416
- Depreciation during period	75,833,328	75,833,328
- Depreciation decreased during period	-	-
Ending balance of period	83,579,744	83,579,744
Net book value		
Beginning balance	902,253,584	902,253,584
Ending balance of period	826,420,256	826,420,256

(*) Historical cost of fully-depreciated fixed assets as at 30th June 2026 but still be used with amount of VND 0.

8. Long-term financial investments

	Ending balance of period			Beginning balance		
	Historical cost	Fair value ⁽¹⁾	Provision	Historical cost	Fair value	Provision
Investment in subsidiaries	271,020,740,741	286,869,097,440	-	271,020,740,741	287,128,926,952	-
Quang Phuc Housing Development Co., Ltd. ⁽¹⁾	271,020,740,741	286,869,097,440	-	271,020,740,741	287,128,926,952	-
Investment in other entities	-	-	-	25,000,000,000	25,000,000,000	-
QP Township JSC	-	-	-	25,000,000,000	25,000,000,000	-
Total	271,020,740,741	286,869,097,440	-	296,020,740,741	312,128,926,952	-

(*) For the unlisted stocks with no transaction price, fair value is determined by the differences between the historical cost and the provision of the investments. The provision is determined based on the financial statements of the investee.

⁽¹⁾ As at 30th June 2026, the Company holds a 99.63% of capital contribution ratio in Quang Phuc Housing Development Co., Ltd., equivalent to proportion of interest/voting rights of the Company (at the beginning of the year is 99.63%).

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Selected Notes to the (separate) Financial statements (cont.)For the six-month period ended 30th June 2026**9. Short-term trade payables**

	Ending balance of period	Beginning balance
<i>Payables to related parties</i>		-
<i>Payables to other suppliers</i>	207,178,234	606,091,134
- FPT Securities JSC - Ho Chi Minh city Branch	49,392,000	-
- Others	157,786,234	606,091,134
Total (*)	207,178,234	606,091,134

10. Tax and statutory obligations

	Beginning balance		Arising during period		Ending balance of period	
	Payable	Receivable	Payable	Already paid	Payable	Receivable
Value added tax (VAT)	46,313,084	-	-	-	46,313,084	-
Corporate income tax (CIT)	1,441,715,779	-	1,722,157,583	(1,424,979,068)	1,738,894,294	-
Personal income tax (PIT)	94,950,066	-	256,388,158	(227,049,515)	124,288,709	-
Property tax	-	5,142,084	-	-	-	5,142,084
Others	5,153,343	-	31,862,723	(31,862,723)	5,153,343	-
Total	1,588,132,272	5,142,084	2,010,408,464	(1,683,891,306)	1,914,649,430	5,142,084

Value added tax (VAT)

The Company pay value added tax in accordance with deduction method.

Corporate income tax (CIT)

Estimated corporate income tax (CIT) payable during the year is as follows:

	Current period	Previous period
Total pre-tax accounting profit	8,405,233,336	1,411,854,184
<i>In which:</i>		
- Pre-tax accounting profit from property transfer activities	-	953,155,465
- Pre-tax accounting profit from other business activities	8,405,233,336	458,698,719
Increase / Decrease adjustments of accounting profit to determine profit subject to corporate income tax:		
- Increase adjustments	235,554,580	225,047,174
+ Non-deductible expenses	235,554,580	225,047,174
- Decrease adjustments		
Taxable income	8,640,787,916	1,636,901,358

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Selected Notes to the (separate) Financial statements (cont.)For the six-month period ended 30th June 2026

	<u>Current period</u>	<u>Previous period</u>
<i>In which:</i>		
- Pre-tax accounting profit from property transfer activities	-	953,155,465
- Pre-tax accounting profit from other business activities	8,640,787,916	683,745,893
Tax-exempt income	30,000,000	
Transferred losses from previous years	-	-
Taxed income	8,610,787,916	1,636,901,358
<i>In which:</i>		
- Pre-tax accounting profit from property transfer activities	-	953,155,465
- Pre-tax accounting profit from other business activities	8,610,787,916	683,745,893
Ordinary tax rate	20%	20%
CIT payable from taxed income during period	1,722,157,583	327,380,273
CIT payable in arrears from previous years	-	-
Total Corporate income tax (CIT) payable	1,722,157,583	327,380,273

11. Short-term loans and finance lease liabilities

Details	<u>Ending balance of period</u>		<u>Beginning balance</u>	
	<u>Amount</u>	<u>Ability to repay</u>	<u>Amount</u>	<u>Ability to repay</u>
<i>Short-term loans payable to related parties</i>	-	-	-	-
<i>Short-term loans payable to other organizations and individuals</i>	5,572,724,788	5,572,724,788	2,941,288,585	2,941,288,585
- VPBank Securities JSC ⁽¹⁾	5,572,724,788	5,572,724,788	2,941,288,585	2,941,288,585
Total	5,572,724,788	5,572,724,788	2,941,288,585	2,941,288,585

^(*) This is a margin loan from VPBank Securities Joint Stock Company with an interest rate of 12.5%/year. Collateral: Receivables from sales of investment securities (refer to the Notes No. V.1).

The movement in short-term finance lease loans and liabilities during period is as follows:

	<u>Beginning balance</u>	<u>Arising during period</u>	<u>Already paid during period</u>	<u>Ending balance of period</u>
Short-term loans	2,941,288,585	22,308,437,878	(19,677,001,675)	5,572,724,788
Total	2,941,288,585	22,308,437,878	(19,677,001,675)	5,572,724,788

12. Bonus and welfare funds

	Current period	Previous period
- Beginning balance	239,936,361	239,936,361
- Make appropriation during period	214,564,346	-
- Spending during period	-	-
Ending balance of period	454,500,707	239,936,361

13. Owners' equity**13.1. The movement in the owners' equity**

Items	Owners' invested equity	Development and investment fund	Undistributed earnings	Total
<i>For the six-month period ended 30th June 2025</i>				
Beginning balance in previous year	61,350,290,000	287,923,633	9,244,971,761	70,883,185,394
Interest during period	-	-	1,084,473,911	1,084,473,911
Decrease during period	-	-	-	-
Ending balance in previous year	61,350,290,000	287,923,633	10,329,445,672	71,967,659,305
<i>For the six-month period ended 30th June 2026</i>				
Beginning balance in current year	333,350,290,000	287,923,633	14,756,049,575	348,394,263,208
Interest during period	-	-	6,683,075,753	6,683,075,753
Decrease during period	-	-	(214,564,346)	(214,564,346)
- Appropriation to bonus and welfare fund	-	-	(214,564,346)	(214,564,346)
Ending balance in current year	333,350,290,000	287,923,633	21,224,560,982	354,862,774,615

Details of the owners' invested equity are as follows:

Details	Ending balance of period		Beginning balance	
	Common stock capital	Proportion (%)	Common stock capital	Proportion (%)
- Ms Vi Thi Dung	201,000,000,000	60.297%	201,000,000,000	60.297%
- Ms Duong Thi Chin	70,000,000,000	20.999%	70,000,000,000	20.999%
- Others	62,350,290,000	18.704%	62,350,290,000	18.704%
Total	333,350,290,000	100%	333,350,290,000	100%

13.2. Transactions on capital with owners and distribution of dividends and profit

	<u>Current period</u>	<u>Previous period</u>
- Owners' invested equity		
+ Beginning balance	333,350,290,000	61,350,290,000
+ Increase during period	-	-
+ Decrease during period	-	-
+ Ending balance of period	333,350,290,000	61,350,290,000
- Dividends and profit already distributed	-	-

13.3. Stocks

	<u>Ending balance of period</u>	<u>Beginning balance</u>
Number of stocks being registered to issue	33,335,029	6,135,029
Number of stocks already issued / public offering	33,335,029	6,135,029
- Common stocks	33,335,029	6,135,029
Number of buy-back stocks	-	-
- Common stocks	-	-
Number of outstanding stocks	33,335,029	6,135,029
- Common stocks	33,335,029	6,135,029
Nominal value of outstanding stocks: VND/stock	10,000	10,000

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (SEPARATE) INCOME STATEMENTS (Currency: VND)**1. Revenues from sale of goods and rendering of services**

	<u>Current period</u>	<u>Previous period</u>
- Sale of goods	-	39,216,032,876
- Rendering of services	1,653,750,000	-
Total (*)	1,653,750,000	39,216,032,876

(*) In which revenue from sales of goods and rendering of services to related parties amounted to VND 1,653,750,000.

2. Income from financial activities

Details:	<u>Current period</u>	<u>Previous period</u>
- Profits from transfer of investments	6,000,000,000	-
- Profits from sales of trading securities	2,532,153,526	-
- Interest on deposits and loans	21,886,052	1,576,743
- Dividends and distributed profits	30,000,000	-

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Selected Notes to the (separate) Financial statements (cont.)For the six-month period ended 30th June 2026

Details:	Current period	Previous period
- Others	-	3,186,960
Total	8,584,039,578	4,763,703
3. Expenses from financial activities		
	Current period	Previous period
- Loan interest	167,257,386	226,638,040
- Provision for impairment of trading securities and investment losses	130,056,185	-
- Others	452,484,569	-
Total	749,798,140	226,638,040
4. General & administration expenses		
	Current period	Previous period
- Wages and salary	4,015,301,476	160,252,179
- Raw materials, office equipments	367,723,139	6,754,166
- Depreciation of fixed assets	75,833,328	-
- Reversal of provision for doubtful debts	(1,186,503,456)	-
- Outsourcing expenses	663,590,262	91,885,697
- Others	-	129,407,779
Total	3,935,944,749	388,299,821
5. Other income		
	Current period	Previous period
- Liquidation of fixed assets	-	1,176,879,835
+ Income	-	5,971,242,055
+ Residual value	-	(3,844,657,363)
+ Other liquidation costs	-	(949,704,857)
- Late payment interest income	3,039,190,683	-
- Others	49,550,544	28,710,323
Total	3,088,741,227	1,205,590,158
6. Other expenses		
	Current period	Previous period
- Others	235,554,580	225,047,174
Total	235,554,580	225,047,174

7. Gain on stock and diluted gain on stock

These items are not presented in the (separate) Financial statements of QP Holdings Joint Stock Company because this is the parent company and presented in the (consolidated) Financial statements of the Group in accordance with Clauses 3.20 and 3.21, Item 2 – Contents and methods of financial statement preparation under the Circular No. 99/2025/TT-BTC dated 27th October 2025 issued by the Ministry of Finance.

8. Expenses from operating activities by nature

	Current period	Previous period
- Office equipments	367,723,139	6,754,166
- Wages and salary	4,015,301,476	160,252,179
- Depreciation of fixed assets	75,833,328	-
- Outsourcing expenses	663,590,262	91,885,697
- Others	-	193,060,579
Total	4,754,725,066	451,952,621

VII. OTHER INFORMATION (Currency: VND)**1. Contingent assets**

As at the date of the interim (separate) financial statements, the Company has not incurred contingent assets.

2. Contingent liabilities

As at the date of the interim (separate) financial statements, the Company has not incurred contingent liabilities.

3. Transactions and balances with related parties

The Company's related parties include: members of key management, individuals related to members of key management and other related parties.

3.1. Income of members of key management (including the Board of Management, the Audit Committee and the Board of Directors)

Full name	Position	Current year	Previous year
Salary, bonus, remuneration			
Nguyen Manh Tuan	General Director	319,037,752	-
Trac Van Long	Chief Financial Officer	853,237,324	-
Le Du Dang Khoa	Deputy Chief Executive Officer	882,505,701	-
Nguyen Minh Hai	Chief Accountant	226,261,601	-
Nguyen Thi Huong	Chief Accountant (dismissed on 31 st March 2025)	-	18,000,000
Total		2,281,042,378	18,000,000

3.2. Transactions and balances with other related parties

The Company's other related parties include:

Related parties	Relationship
1. Quang Phuc Housing Development Co., Ltd.	Subsidiary
2. QP Land JSC	Having the same key member with subsidiary
3. QP Construction Investment JSC	Having the same major shareholder from September 2025
4. QP Industrial Living Co., Ltd.	Having no longer the same key member with subsidiary from 09 th February 2026
5. QP Township JSC	Having the same key member with subsidiary
6. PT & Partners Law Firm LLC	Having the same key member
7. Thu Dau Mot Real Estate JSC	Having no longer the same key member with subsidiary from 22 th June 2026
8. Thai Binh Binh Duong JSC	Having the same key member
9. Ms Vi Thi Dung	Major shareholder (holding 60.297%)
10. Ms Duong Thi Chin	Major shareholder (holding 20.999%)

Significant transactions with related parties:

	Current period	Previous period
Quang Phuc Housing Development Co., Ltd.		
- Loan granted	6,100,000,000	-
- Loan interest	18,356,164	-
QP Township JSC		
- Transfer of investments	25,000,000,000	-

4. Segment reporting

Segment information is presented according to the business field and geography.

Business field

Segment reporting according to the business field includes:

- **Current period**

Items	Sales of goods	Rendering of services	Total
- Net revenues from sale of goods and rendering of services	-	1,653,750,000	1,653,750,000
- Cost of goods sold	-	-	-
Gross profit	-	1,653,750,000	1,653,750,000

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Selected Notes to the (separate) Financial statements (cont.)For the six-month period ended 30th June 2026

- Previous period**

Items	Sales of goods	Rendering of services	Total
- Net revenues from sale of goods and rendering of services	39,216,032,876	-	39,216,032,876
- Cost of goods sold	38,110,894,718	-	38,110,894,718
Gross profit	1,105,138,158	-	1,105,138,158

Geography

- Current period**

Items	Domestic	Export	Total
- Net revenues from sale of goods and rendering of services	1,653,750,000	-	1,653,750,000
- Cost of goods sold	-	-	-
Gross profit	1,653,750,000	-	1,653,750,000

- Previous period**

Items	Domestic	Export	Total
- Net revenues from sale of goods and rendering of services	39,216,032,876	-	39,216,032,876
- Cost of goods sold	38,110,894,718	-	38,110,894,718
Gross profit	1,105,138,158	-	1,105,138,158

5. Collateral**Collateral for other entities**

As at 30th June 2026, cash in transit is pledged as collateral for the Company's margin loans from VPBank Securities Joint Stock Company (refer to the Notes No V.1).

Mortgage assets of other entities

The Company did not hold the collateral of the other entities as at 30th June 2026.

6. Going-concern assumption

As at the date of the interim (separate) Financial Statements, there is not any factor which affect the going-concern assumption of the Company, Therefore, the interim (separate) Financial Statements for the six-month period ended 30th June 2026 are prepared on the basis of the going-concern assumption.

QP HOLDINGS JOINT STOCK COMPANY

Address: Floor L16, Vietcombank Tower, No. 5 Me Linh Square, Saigon ward, Ho Chi Minh city.

Selected Notes to the (separate) Financial statements (cont.)

For the six-month period ended 30th June 2026

7. Subsequent events

The Company paid the 2025 stock dividend at an execution ratio of 100:4 (shareholders holding 100 existing shares receive 04 new shares) in accordance with the Resolution No. 01/2026/NQ-ĐHĐCĐ dated 27th May 2026 and the Resolution No. 15/2026/NQ-HĐQT dated 14th July 2026. Total expected shares to be issued is 1,333,401 shares, the Company increased its charter capital from VND 333,350,290,000 to VND 346,683,680,000 pursuant to the 20th amendment registration dated 03rd August 2026.

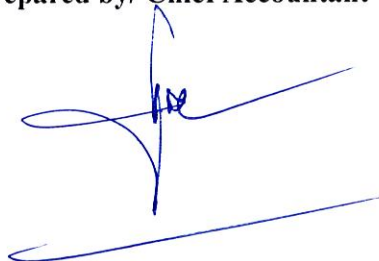
Other than the events mentioned above, the Company has not arisen other events after the accounting period ended which need any adjustments to the figures or disclosures in the interim (separate) financial statements.

Approved, Ho Chi Minh city, 25 August 2026.

Legal representative

General Director

Prepared by/ Chief Accountant



NGUYEN MINH HAI



NGUYEN MANH TUAN

