



REVIEW REPORTS ON INTERIM (CONSOLIDATED) FINANCIAL INFORMATION

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

QP HOLDINGS JOINT STOCK COMPANY

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REPORT OF THE GENERAL DIRECTOR

The General Director of QP Holdings Joint Stock Company presents this report together with the reviewed interim (consolidated) financial statements of the parent company is QP Holdings Joint Stock Company and 01 subsidiary (hereafter, referred to as “the Group”) for the six-month period ended 30th June 2026 of the Group.

1. General information of the Group

The Group includes the parent company is QP Holdings Joint Stock Company (hereafter, referred to as “the Company”) and 01 subsidiary.

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 Group’s stock is listed on the Hanoi Stock Exchange (HNX) with the HKT stock code.

Charter capital : VND 333,350,290,000 (*Vietnam Dong Three Hundred Thirty Three Billion, Three Hundred Fifty Million, Two Hundred Ninety Thousand Only*).

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

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 Group during period and as at the date of this report include:

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
Ms. 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	24 th October 2024	-

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 Group 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 (consolidated) financial position and the interim (consolidated) business results for the six-month period ended 30th June 2026 of the Group are expressed in the interim (consolidated) financial statements for the six-month period attached to this report from page 07 to page 36.

7. Subsequent events

The Group 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 Group has not arisen other events after the accounting period ended which need any adjustments to the figures or disclosures in the interim (consolidated) financial statements.

8. Auditors

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

9. Responsibility of the General Director

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

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

- Announce the accounting standards to be followed for the material issues to be disclosed and explained in the interim (consolidated) financial statements;
- Prepare the interim (consolidated) financial statements for the six-month period of the Group 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 (consolidated) 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 (consolidated) financial position of the Group at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The General Director of the Group is also responsible for protecting the Group'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 (consolidated) financial statements.

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

10. Approving the interim (consolidated) financial statements

The General Director confirms that all the accompanying interim (consolidated) financial statements. The interim (consolidated) financial statements have been properly prepared and have given a true and fair view on the interim (consolidated) financial position as at 30th June 2026, the interim (consolidated) business results and the interim (consolidated) cash flows for the six-month period then ended of the Group, 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 (consolidated) financial statements.

Ho Chi Minh city, 25 August 2026.

General Director



Mr. NGUYEN MANH TUAN



No.: 250802/26/BCKT/AUD-VVALUES

REVIEW REPORTS ON INTERIM (CONSOLIDATED) FINANCIAL INFORMATION

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

We have reviewed the accompanying interim (consolidated) financial statements of the parent company is QP Green Investment Joint Stock Company (hereafter referred to as “the Company”) and 01 subsidiary (hereafter referred to as “the Group”) prepared on August 2026, from page 07 to page 36, which comprise the interim (consolidated) Statement of Financial Position as at 30th June 2026, the interim (consolidated) Income Statement, the interim (consolidated) Cash Flows Statement and the selected Notes to the (consolidated) Financial Statements for the six-month period ended 30th June 2026.

The General Director's responsibility

The General Director of the Group is responsible for the preparation and presentation of these interim (consolidated) financial statements in accordance with the accounting standards, the accounting regime to securities Group in Vietnam as well as legal regulations related to the preparation and presentation of these interim (consolidated) financial statements and for such internal control as the General Director determines is necessary to enable the preparation and presentation of interim (consolidated) 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 (consolidated) financial information does not give a true and fair view, in all material respects, of the interim (consolidated) financial position as at 30th June 2026, the interim (consolidated) business results and the interim (consolidated) cash flows of the Group 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 (consolidated) financial statements.

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:

- As above.
- **VIETVALUES.**

INTERIM (CONSOLIDATED) 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	100		536,502,420,945	447,717,124,605
I. Cash and cash equivalents	110	V.1	44,427,435,846	7,590,509,988
1. Cash	111		44,426,935,846	7,590,009,988
2. Cash equivalents	112		500,000	500,000
II. Short-term financial investments	120	V.2	40,182,118,354	49,619,764,455
1. Trading securities	121		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		35,755,078,354	43,843,852,055
III. Short-term receivables	130		37,551,057,429	10,273,681,022
1. Short-term trade receivables	131		-	1,786,503,456
2. Short-term advance payments to suppliers	132	V.3	37,305,492,879	9,670,825,022
3. Other short-term receivables	135	V.4	245,564,550	2,856,000
4. Provision for short-term doubtful debts	136	V.5	-	(1,186,503,456)
IV. Inventories	140	V.6	406,787,297,756	375,652,340,369
1. Inventories	141		406,787,297,756	375,652,340,369
2. Provision for obsolete inventory	142		-	-
VI. Other current assets	160		7,554,511,560	4,580,828,771
1. Short-term prepaid expenses	161	V.7a	1,005,718,830	129,519,857
2. Deductible VAT	162		6,543,650,646	4,446,166,830
3. Taxes and other receivables from the State	163	V.11	5,142,084	5,142,084
B. FIXED ASSETS AND LONG-TERM INVESTMENTS	200		3,482,314,639	28,485,769,725
I. Long-term receivables	210		-	-
II. Fixed assets	220		902,121,466	902,253,584
1. Tangible fixed assets	221	V.8	902,121,466	902,253,584
- Historical cost	222		987,900,000	910,000,000
- Accumulated depreciation	223		(85,778,534)	(7,746,416)
III. Long-term biological assets	230		-	-
IV. Investment Properties	240		-	-
V. Long-term assets in progress	250		-	-
VI. Long-term financial investments	260		-	25,000,000,000
1. Investment in subsidiaries	263		-	25,000,000,000
2. Provision for loss of long-term investments in other entities	264		-	-
VII. Other non-current assets	270		2,580,193,173	2,583,516,141
1. Long-term prepaid expenses	271	V.7b	262,087,431	140,107,389
2. Goodwill	279	V.9	2,318,105,742	2,443,408,752
TOTAL ASSETS (280 = 100 + 200)	280		539,984,735,584	476,202,894,330

QP HOLDINGS JOINT STOCK COMPANY

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

Interim (consolidated) 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		184,656,074,878	126,957,717,881
I. Current liabilities	310		10,414,451,938	6,881,295,786
1. Short-term trade payables	311	V.10	1,472,644,762	1,730,951,134
2. Tax and statutory obligations	314	V.11	1,941,310,538	1,588,132,272
3. Payables to employees	315		628,278,533	277,340,584
4. Short-term accruals	316		86,716,762	65,821,487
5. Other short-term payables	320		258,275,848	37,825,363
6. Short-term loans and finance lease liabilities	321	V.12a	5,572,724,788	2,941,288,585
7. Bonus and welfare funds	323	V.13	454,500,707	239,936,361
II. Non-current liabilities	330		174,241,622,940	120,076,422,095
1. Long-term loans and finance lease liabilities	339	V.12b	174,241,622,940	120,076,422,095
D. OWNERS' EQUITY	400	V.14	355,328,660,706	349,245,176,449
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		20,693,526,624	14,609,080,426
- Accumulated undistributed earnings after tax to the end of previous year	420a		14,394,516,080	9,244,971,761
- Accumulated undistributed earnings after tax in current year	420b		6,299,010,544	5,364,108,665
4. Benefits of non-controlling shareholders	429		996,920,449	997,882,390
TOTAL RESOURCES (440 = 300 + 400)	440		539,984,735,584	476,202,894,330

Ho Chi Minh city, approve 25 August 2026

Legal representative

General Director

Prepared by/Chief Accountant



NGUYEN MINH HAI



NGUYEN MANH TUAN

INTERIM (CONSOLIDATED) INCOME STATEMENT

For the six-month period ended 30th June 2026

Currency: VND

Code	ITEMS	Notes	Current period	Previous period
1	2	3	4	5
01	1. Revenues from sale of goods and rendering of services	VI.1	1,653,750,000	39,216,032,876
02	2. Revenue deductions		-	-
10	3. Net revenues from sale of goods and rendering of services (10 = 01 - 02)		1,653,750,000	39,216,032,876
11	4. Cost of goods sold		-	38,110,894,718
20	5. Gross profit from sale of goods and rendering of services (20 = 10-11)		1,653,750,000	1,105,138,158
21	6. Profit/(loss) on disposal/sale of investment properties		-	-
22	7. Income from financial activities	VI.2	8,566,044,055	4,763,703
23	8. Expenses from financial activities	VI.3	749,798,140	226,638,040
24	- In which: Interest expenses		167,257,386	226,638,040
25	9. Selling expenses		-	63,652,800
26	10. General & administration expenses	VI.4	4,302,976,376	388,299,821
27	11. Profit/ Loss in the joint ventures, associates		-	-
30	12. Net profit/(loss) from operating activities (30 = 20 + 21 + (22 - 23) - (25 + 26) + 27)		5,167,019,539	431,311,200
31	13. Other income	VI.5	3,088,741,227	1,205,590,158
32	14. Other expenses	VI.6	235,554,580	225,047,174
40	15. Other profit		2,853,186,647	980,542,984
50	15. Total pre-tax accounting profit		8,020,206,186	1,411,854,184
51	16. Current Corporate Income tax expenses	V.11	1,722,157,583	327,380,273
52	17. Deferred Corporate Income tax expenses		-	-
60	18. Profit/(loss) after corporate income tax		6,298,048,603	1,084,473,911
61	19. Profit after tax of shareholders of holding company		6,299,010,544	1,084,473,911
62	20. Benefits of non-controlling shareholders		(961,941)	-
70	21. Gains on stock	VI.7	181	177
71	22. Diluted gains on stock	VI.8	181	177

Prepared by/Chief Accountant

NGUYEN MINH HAI

Ho Chi Minh city, approve 25 August 2026

Legal representative
General Director

NGUYEN MANH TUAN

INTERIM (CONSOLIDATED) CASH FLOWS STATEMENT

(As per Indirect Method)

For the six-month period ended 30th June 2026

Currency: VND

Code	Items	Notes	Current period	Previous period
1	2	3	4	5
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Net profit/(loss) before tax		8,020,206,186	1,411,854,184
	2. Adjustments for:		(975,967,127)	(1,876,843,782)
02	- Depreciation and amortisation	V.8; V.9	203,335,128	-
03	- Provisions		(1,316,559,641)	23,102,870
04	- (Gains)/Losses of exchange rate differences due to the revaluation of the ending balances in foreign currencies		-	-
05	- (Profit)/ loss from investing activity		(30,000,000)	(2,126,584,692)
06	- Interest expense	VI.3	167,257,386	226,638,040
07	- Other adjustments		-	-
08	3. Operating income/(loss) before changes in working capital		7,044,239,059	(464,989,598)
09	- (Increase)/decrease in receivables		(28,498,886,076)	(9,085,394,700)
10	- (Increase)/decrease in inventory		(31,134,957,387)	4,835,862,351
11	- Increase/(decrease) in payables (excluding interest payable, PIT payables)		394,081,813	(1,918,822,705)
12	- Increase/(decrease) in prepaid expenses		(872,876,005)	261,524,023
13	- Increase/(decrease) in trading securities		1,478,928,585	-
14	- Interest paid		(171,362,111)	(540,582,019)
15	- Corporate income tax paid	V.11	(1,424,979,068)	(163,851,919)
16	- Other cash inflows from operating activities		-	-
17	- Other cash outflows from operating activities		-	-
20	Net cash inflows/(outflows) from operating activities		(53,185,811,190)	(7,076,254,567)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase of fixed assets and other long-term assets		(77,900,000)	-
22	2. Proceeds from disposals of fixed assets and other long-term assets		-	5,971,242,055
23	3. Loans to other entities and payments for purchase of debt instruments of other entities		-	-
24	4. Repayments from borrowers and proceeds from sales of debt instruments of other entities		8,274,000,000	4,700,000,000
25	5. Payments for investments in other entities		-	-
26	6. Proceeds from capital withdrawals from other entities		25,000,000,000	10,910,000,000
27	7. Interest and dividends received		30,000,000	-
30	Net cash inflows/(outflows) from investing activities		33,226,100,000	21,581,242,055
	III. CASH FLOW FROM FINANCING ACTIVITIES			
31	1. Proceeds from issue of stocks, capital contribution of the owner		-	-
32	2. Capital redemption of the owners, the acquisition of issued stocks		-	-
33	3. Proceeds from borrowings	V.12	76,473,638,723	-
34	4. Repayments of borrowing principal	V.12	(19,677,001,675)	(15,000,000,000)
35	5. Repayments of finance lease principal		-	-
36	6. Dividends, gains paid to the owner		-	-
40	Net cash inflows/(outflows) from financing activities		56,796,637,048	(15,000,000,000)
50	Net cash inflows/(outflows) (20+30+40)		36,836,925,858	(495,012,512)
60	Cash and cash equivalents at the beginning of the year		7,590,509,988	2,214,960,125
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the year	V.1	44,427,435,846	1,719,947,613

Ho Chi Minh city, approve 25 August 2026

Prepared by/Chief Accountant

NGUYEN MINH HAI

Legal representative

General Director

NGUYEN MANH TUAN

SELECTED NOTES TO THE (CONSOLIDATED) 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 (consolidated) Financial Statements for the six-month period ended 30th June 2026 of the parent company is QP Holdings Joint Stock Company and 01 subsidiary (hereafter, referred to as “the Group”).

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

5. The Group's operations in year affect the interim (consolidated) financial statements

The Group has been restructuring its business operations, primarily focusing capital resources on long-term financial investments, so revenue from sales of goods and rendering of services for the current period decreased compared to the previous period. However, income from financial activities increased due to profit from investment transfer activities and other income increased due to income from penalties for breach of contract, leading to a significant increase in accounting profit in current period.

6. Consolidated subsidiaries

Total number of subsidiaries: 01 company.

Number of consolidated subsidiaries: 01 company.

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 Group had 17 employees (13 employees at the beginning of the year).

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

The Group has adopted the Accounting Standards, the Vietnamese Corporate Accounting System and the Circular No. 99/2025/TT-BTC dated 27th October 2025 issued by the Ministry of Finance and the Circular No. 202/2014/TT-BTC dated 22nd December 2014, the Circular No. 43/2026/TT-BTC dated 20th April 2026 on amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22nd December 2014 as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim (consolidated) Financial statements. The Group has restated the comparative figures (Notes No. IV.25); therefore, the figures presented in the interim (consolidated) financial statements for the six-month period ended 30th June 2026 are comparable with the corresponding figures of the previous period.

II. ACCOUNTING PERIOD, AND REPORTING CURRENCY

1. The Group's fiscal year

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

These (consolidated) 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.

3. Comparative figures

The Group obtained control over the subsidiary in the fourth quarter of 2025; therefore, the comparative figures for the previous period do not include the financial data of this subsidiary.

III. ADOPTED ACCOUNTING REGIME AND STANDARDS

1. Applicable accounting regime

The Group's the interim (consolidated) 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, the Circular No. 202/2014/TT-BTC dated 22nd December 2014, the Circular No. 43/2026/TT-BTC dated 20th April 2026 on amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22nd December 2014 as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the (consolidated) Financial statements.

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, the Circular No. 202/2014/TT-BTC dated 22nd December 2014, the Circular No. 43/2026/TT-BTC dated 20th April 2026 on amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22nd December 2014 as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the (consolidated) Financial statements.

3. Registered accounting documentation system

General journal recording (on computer).

IV. ADOPTED ACCOUNTING POLICIES

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

The interim (consolidated) financial statements include the financial statements of parent company and all subsidiaries. The financial statements of subsidiaries are prepared for the same fiscal year as well as applied the same accounting policies of parent company. Adjusted entries are applied for any different accounting policy in order to ensuring the consistency of parent company and all subsidiaries.

All inter-company balances and transactions, including recognised profits arising from inter-group transactions, have been eliminated in full. Unrealized losses are eliminated in interim (consolidated) financial statements, except where irrevocable expenses.

Minority interest showed the profit/ loss and net assets which are not held by the Company's shareholders and are presented by a separate item on the interim (consolidated) Income Statement and the interim (consolidated) Balance Sheet.

Subsidiaries are interim (consolidated) since the date of parent Company obtains control and cease to be interim (consolidated) since the date of parent Company do not obtain control that subsidiary. In case of parent company has no longer the right of control the subsidiaries, the interim (consolidated) financial statements will include the period's business result which is still obtained control by parent company.

The financial statements of subsidiaries subject to business combinations under common control are included in the Group's interim (consolidated) financial statements in accordance with the book value method of accounting. The financial statements of the other subsidiaries are interim (consolidated) into the parent company's reports under the purchase method whereby assets and liabilities are recorded at fair value at the date of a business combination.

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. Financial investments

Trading securities

The investments are classified as trading securities if the Group 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.

Trading securities is recognized as at the time the Group 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.

Investments in other entities

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments but the Group does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment. 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 equity instruments of other entities is appropriated as follows:

- For investments in listed stocks or fair value of investments is determined reliably, the provision is based on the market value of stocks.
- For investments can not determine fair value as at the date of report, the provision is based on the loss of investee by the differences between the actual capital contributions by parties in other entity and the actual equity multiplied (X) with the percentage of capital contribution of the Group and total actual capital contributions by parties in other entity.

Increase/Decrease in the balance of provision for loss of investments in equity instruments of other entities must be make 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 Group 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 Group 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 Group 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 Group determines the provision level based on the expected loss that may incur.

In cases where the Group 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 Group 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 Group's prepaid expenses include:

- Insurance expenses, office rental expenses, and other prepaid expenses relating to multiple accounting periods;
- Value of tools and supplies allocated over multiple accounting periods for business operations;
- 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 Group 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
Management equipments & tools	04

8. Business combinations and goodwill

Business combinations are accounted for by applying the purchase method. The cost of the business combination included the fair values, at the date of acquisition, of assets given, liabilities incurred or assumed and equity instruments issued by the acquirer, in exchange for control of the acquiree and any costs directly attributable to the business combination. The identifiable assets acquired, liabilities and contingent liabilities assumed in the acquirer's business combination is recognized at fair value as at the date of business combination.

Goodwill from the business combination is initially recognized at its historical cost, being the excess of the cost of the business combination over the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities recognized. If cost of business combination is less than fair value of the acquiree's net assets, the differences will be recognized in the (consolidated) income statement for the six-month period. After initial recognition, goodwill is determined by the historical costs less (-) accumulated amortization. Goodwill is amortized in line with straight-line method over an estimated useful life of 10 (ten) years. Periodically, the parent company must assess the goodwill impairment in subsidiaries, if there is evidence that the goodwill impairment is greater than the annual allocation, then amortize it according to the amount of goodwill impairment in the period in which they occur.

9. Asset acquisitions and Business combinations

The Group acquires subsidiaries that own assets and have business activities. At the time of acquisition, the Group will determine whether the subsidiary acquisition is a business combination transaction or not. This transaction is considered a business combination if the subsidiary has production and business activities associated with the acquired asset.

If the subsidiary acquisition is not a business combination transaction, that transaction is accounted for as a purchase transaction of assets and liabilities. The acquisition cost is allocated to assets and liabilities on the basis of their respective fair values, and the goodwill or deferred corporate tax are not recognized.

10. 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 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.
- 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.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

11. 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 Group 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 Group's Charter.

12. 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.

13. Basis for calculation and deduction of wage

Wage and salary is calculated by the Group based on labor contracts with employees, wage and salary is paid by work time.

14. Owners' equity

Owner's invested equity

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

15. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Group'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.

16. Recognition of revenues and income

Revenues are recognized when the Group 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.

17. 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.

18. Expenses from financial activities

Expenses from financial activities are the costs related to financial activities include borrowing costs, foreign exchange rate losses when being paid in a foreign currency and due to the year-end revaluation.

19. 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 Group.

20. 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.

21. Transactions in foreign currencies

The transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arising during year from transactions in foreign currencies are recognized in income from financial activities or expenses from financial activities. Exchange rate differences due to the revaluation of monetary items in foreign currencies as of the balance sheet date after offsetting differences of increasing and decreasing are recognized in income from financial activities or expenses from financial activities.

Exchange rate used to convert the foreign currency transactions is the actual exchange rate as at the time when transactions are incurred. The actual exchange rate of the foreign currency transactions is determined as follows:

- For receivables: buying exchange rate of the commercial bank where the Group is expected to deal at the time when transactions are incurred.
- For liabilities: selling exchange rate of the commercial bank where the Group is expected to deal at the time when transactions are incurred.
- For the purchase transactions of assets or expenses are paid immediately in foreign currencies (not via the payable accounts): buying exchange rate of the commercial bank where the Group implements the payment.

Exchange rate used to revalue balances of the monetary items in foreign currencies as of the balance sheet date is determined comply with the following principles:

- For foreign currency account in banks and monetary items in foreign currencies is classified as other assets: foreign currency buying exchange rate of the bank.
- For the monetary items in foreign currencies is classified as liabilities: foreign currency selling exchange rate of the bank.

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.

Corporate income tax (CIT) rate of 20%

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 Group.

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

- The Group 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 Group 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 Group in case that party is able to control the Group or to cause material effects on the financial decisions as well as the operations of the Group. A party is also considered a related party of the Group 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 (consolidated) financial statements of the Group.

25. Comparative figures

Certain balances on the interim (consolidated) 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
	STATEMENT OF FINANCIAL POSITION			
	ASSET			
123	Held-to-maturity investments	-	43,843,852,055	43,843,852,055
135	Other short-term receivables	43,846,708,055	2,856,000	(43,843,852,055)
	TOTAL ASSET	43,846,708,055	43,846,708,055	-

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (CONSOLIDATED) 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	216,381,399	396,746,891
Demand deposits ⁽¹⁾	7,466,535,947	7,193,263,097
Cash in transit ⁽²⁾	36,744,018,500	
Cash equivalents	500,000	500,000
Total	44,427,435,846	7,590,509,988

⁽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	3,191,636,429	6,311,804,803
Other banks	197,133,079	881,458,294
Total	7,466,535,947	7,193,263,097

⁽²⁾ These are receivables from sales of investment securities on 29th June 2026 and 30th June 2026. 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
<i>Short-term stock investments ⁽¹⁾</i>	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 is determined as follows: for stocks with a market price, fair value is the value based on the closing price on 30th June 2026.

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 (consolidated) Financial statements (cont.)

For the six-month period ended 30th June 2026

2b. Short-term financial investments

	Ending balance of period		Beginning balance	
	Cost	Allowance	Cost	Allowance
<i>Short-term loans to related parties</i>	-	-	-	-
<i>Short-term loans to other suppliers</i>	35,755,078,354	-	43,843,852,055	-
Quang Phuc Industry Investment JSC ⁽¹⁾	35,755,078,354		43,843,852,055	
- Principal	33,386,000,000		41,660,000,000	-
- Interest	2,369,078,354		2,183,852,055	-
Cộng	35,755,078,354	-	43,843,852,055	-

⁽¹⁾ The loan bears an interest rate of 15% per annum, As of 31 December 2026, the Company and Quang Phuc Industry Investment Joint Stock Company will agree upon the final plan regarding whether to extend the loan or enter into a business cooperation agreement.

3. Short-term advance payments to suppliers

	Ending balance of period	Beginning balance
<i>Advance payments to related parties</i>	29,875,810,546	-
- QP Construction Investment JSC ⁽¹⁾	29,875,810,546	-
<i>Advance payments to other suppliers</i>	7,429,682,333	9,670,825,022
- Quang Minh Phat Construction and Trading JSC ⁽²⁾	4,158,000,000	4,158,000,000
- Others	3,271,682,333	5,512,825,022
Total	37,305,492,879	9,670,825,022

⁽¹⁾ This is an advance payment for the Construction contract for structural works and exterior finishing of 92 adjacent houses of the Quang Phuc 3 housing project under the Contract No, 1901/2026/HĐTC/PTN, QP-QPCONS dated 19th January 2026.

⁽²⁾ This is an advance payment for the electrical work contract of the Quang Phuc 3 housing project under the Contract No, 2411/2025/HĐTC/PTN, QP-QMP dated 24th November 2025.

4. Other short-term receivables

	Ending balance of balance		Beginning balance	
	Amount	Provision	Amount	Provision
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other parties</i>	245,564,550	-	2,856,000	-
- Advances	245,564,550	-	2,856,000	-
Total	245,564,550	-	2,856,000	-

5. 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)

6. Inventories

	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Construction-in-progress (*)	405,084,980,107	-	373,950,022,720	-
- Merchandises	1,702,317,649	-	1,702,317,649	-
Total	406,787,297,756	-	375,652,340,369	-

(*) The Quang Phuc 3 housing project according to the Decision No, 1400/QĐ-UBND dated 02nd June 2023 of the People's Committee of Binh Duong province on approving the investment policy, the detailed project scale: Total estimated investment: VND 1,137,645,966,260;

- Address: located in Binh My commune, Binh Co ward, Ho Chi Minh city (formerly Binh My, Bac Tan Uyen district, Binh Duong province);

- Projected land area to be used: 137,821,1 m²;

- Population size: 2,134 people;

- Preliminary housing product structure: approximately 568 terraced houses,

- Project timeline: to be put into operation in Quarter 1 of 2029,

(**) In which, the cost of acquiring the right to use agricultural land from individuals is VND 212,050,613,750,

The Group is currently using the project as collateral for a loan from the Vietnam Bank for Agriculture and Rural Development (Agribank)– Song Than Industrial Zone Branch, (refer to the Notes No, V,13),

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Selected Notes to the (consolidated) Financial statements (cont.)For the six-month period ended 30th June 2026**7. Short-term / Long-term prepaid expenses****7a. Short-term prepaid expenses**

	Ending balance of period	Beginning balance
- Software costs	13,280,473	36,000,917
- Others	992,438,357	93,518,940
Total	1,005,718,830	129,519,857

The movement is as follows:

Details:	Current period	Previous period
Beginning balance	129,519,857	-
Increase during period	1,230,189,944	58,445,455
Allocation during period	(353,990,971)	(1,037,121)
Ending balance of period	1,005,718,830	57,408,334

7b. Long-term prepaid expenses

Details:	Ending balance of period	Beginning balance
- Software costs	75,223,749	105,344,583
- Office repair expenses	80,237,501	-
- Tools	78,404,670	13,912,500
- Others	28,221,511	20,850,306
Total	262,087,431	140,107,389

The movement is as follows:

Details:	Current period	Previous period
Beginning balance	140,107,389	449,704,857
Increase during period	182,063,852	136,860,000
Allocation during period	(60,083,810)	(455,792,357)
Ending balance of period	262,087,431	130,772,500

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Selected Notes to the (consolidated) Financial statements (cont.)For the six-month period ended 30th June 2026**8. Tangible fixed assets**

	Buildings and structures	Machineries and equipments	Vehicles	Management equipment, tools	Total
Historical cost					
- Beginning balance	-	-	910,000,000	-	910,000,000
- Increase during period	-	-	-	77,900,000	77,900,000
+ <i>Procurement</i>	-	-	-	77,900,000	77,900,000
- Decrease during period	-	-	-	-	-
Ending balance of period	-	-	910,000,000	77,900,000	987,900,000
Depreciation					
- Beginning balance	-	-	7,746,416	-	7,746,416
- Depreciation during period	-	-	75,833,328	2,198,790	78,032,118
- Depreciation decreased during period	-	-	-	-	-
Ending balance of period	-	-	83,579,744	2,198,790	85,778,534
Net book value					
Beginning balance	-	-	902,253,584	-	902,253,584
Ending balance of period	-	-	826,420,256	75,701,210	902,121,466

(*) Historical cost of fully-depreciated fixed assets but still be used with amount of VND 0,

9. Goodwill

Goodwill arises from the acquisition of subsidiaries	Beginning balance	Increase during period	Allocation during period	Ending balance of period
Quang Phuc Housing Development Co., Ltd,	2,443,408,752	-	(125,303,010)	2,318,105,742
Total	2,443,408,752	-	(125,303,010)	2,318,105,742

10. Short-term trade payables

	Ending balance of period	Beginning balance
<i>Payables to related parties</i>	-	-
<i>Payables to other suppliers</i>	1,472,644,762	1,730,951,134
- Phu Gia Hoa Consulting - Design - Construction Co., Ltd,	940,000,000	940,000,000
- Loc Phat Dong Nai Co., Ltd,	208,106,528	-
- Others	324,538,234	790,951,134
Total	1,472,644,762	1,730,951,134

11. 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	-	291,766,189	(235,766,438)	150,949,817	-
- Property tax		5,142,084	-	-	-	5,142,084
- Others	5,153,343		65,567,723	(65,567,723)	5,153,343	-
Total	1,588,132,272	5,142,084	2,079,491,495	(1,726,313,229)	1,941,310,538	5,142,084

Value added tax (VAT)

The Group 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	8,020,206,186	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	8,020,206,186	458,698,719
Increase / Decrease adjustments of accounting profit to determine profit subject to corporate income tax:		
- Increase adjustments	620,581,730	225,047,174
+ Non-deductible expenses	235,554,580	225,047,174

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 (consolidated) Financial statements (cont.)

For the six-month period ended 30th June 2026

	<u>Current period</u>	<u>Previous period</u>
+ Goodwill	125,303,010	
+ Subsidiaries' loss	259,724,140	-
- Decrease adjustments	30,000,000	-
+ Dividends distribution	30,000,000	-
Taxable income	8,610,787,916	1,636,901,358
In which:		
- 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
Transferred losses from previous years	-	-
Taxed income	8,610,787,916	1,636,901,358
In which:		
- 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

12. Short-term / Long-term loans and finance lease liabilities

12a. Short-term loans and finance lease liabilities

Details	Ending balance of period		Beginning balance	
	Amount	Ability to repay	Amount	Ability to repay
<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),

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 (consolidated) Financial statements (cont.)For the six-month period ended 30th June 2026*The movement in short-term finance lease loans and liabilities during period is as follows:*

	Beginning balance	Arising during period	Already paid during period	Ending balance of period
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

12b. Long-term loans and finance lease liabilities

	Ending balance of period		Beginning balance	
	Amount	Ability to repay	Amount	Ability to repay
<i>Long-term loans payable to related parties</i>	-	-	-	-
<i>Long-term loans payable to other organizations and individuals</i>	174,241,622,940	174,241,622,940	120,076,422,095	120,076,422,095
Vietnam Bank for Agriculture and Rural Development (Agribank) – Song Than Industrial Zone Branch (2)	174,241,622,940	174,241,622,940	120,076,422,095	120,076,422,095
Total	174,241,622,940	174,241,622,940	120,076,422,095	120,076,422,095

(2) This is the loan from Vietnam Bank for Agriculture and Rural Development (Agribank)– Song Than Industrial Zone Branch according to the Credit Agreement No, 5590-LAV-202500507 dated 30th July 2025,

- The credit amount granted is VND 500,000,000,000,
- Loan purpose: Payment of reasonable and legitimate costs (excluding VAT) for the implementation of the Quang Phuc 3 Housing Project in Binh My commune, Bac Tan Uyen district, Binh Duong province (address after administrative boundary merger is Binh Co ward, Ho Chi Minh city) and/or Guarantee of the Investor's financial obligations to buyers of the Project's products;
- The loan term is 72 months, starting from the day following the first disbursement date;
- The fixed interest rate for the first 24 months is 6,0%, after which an adjustable interest rate will apply;
- Collateral: Property rights arising from the Quang Phuc 3 Housing Project of the Group and the land-use right at land plot No, 110, Nam Tan Uyen Industrial Park, Khanh Binh ward, Tan Uyen city, Binh Duong (currently Tan Hiep ward, Ho Chi Minh city) owned by Quang Phuc Industrial Investment JSC, the land-use right at No, 217, 51 in Dong Sac hamlet, Binh My commune, Bac Tan Uyen district, Binh Duong province (currently Binh Co ward, Ho Chi Minh city) owned by Mr, Le Quang Phuc – authorized representative of Ms, Le Thi Ngoc Dung (refer to the Notes No, V,7, VI,5);
- Collateral: Property rights arising from the Quang Phuc 3 Housing Project of the Group and guaranteed by Quang Phuc Industrial Investment JSC with the land-use right at land plot No, 110, Nam Tan Uyen Industrial Park, Khanh Binh ward, Tan Uyen city, Binh Duong (currently Tan Hiep ward, Ho Chi Minh city), and guaranteed by Mr, Le Quang Phuc – authorized representative of Ms, Le Thi Ngoc Dung – with the land-use right at No, 217, 51 in Dong Sac hamlet, Binh My commune, Bac Tan Uyen district, Binh Duong province (currently Binh Co ward, Ho Chi Minh city) (refer to the Notes No, V,7, VI,5),

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

	Beginning balance	Arising during period	Already paid during period	Ending balance of period
Long-term loans	120,076,422,095	54,165,200,845	-	174,241,622,940
Total	120,076,422,095	54,165,200,845	-	174,241,622,940

13. 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

(*) According to the Resolution No, 01/2026/NQ-ĐHĐCĐ dated 27th May 2026 of the General Meeting of Shareholders,

14. Owners' equity

14.1. The movement in the owners' equity

Details of the movement in the owners' equity are presented in the attached Appendix No, 01,

14.2. 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%

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

	Current period	Previous period
- 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	-	-

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 (consolidated) Financial statements (cont.)

For the six-month period ended 30th June 2026**14.4. 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 (CONSOLIDATED) 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

*There was no revenue generated from related parties,***2. Income from financial activities**

	<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	-
- Dividends and distributed profits	30,000,000	-
- Interest on demand deposits	3,890,529	1,576,743
- Others	-	3,186,960
Total	8,566,044,055	4,763,703

3. Expenses from financial activities

	<u>Current period</u>	<u>Previous period</u>
- 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

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 (consolidated) Financial statements (cont.)For the six-month period ended 30th June 2026**4. General & administration expenses**

	Current period	Previous period
- Wages and salary	4,173,414,748	160,252,179
- Raw materials, office equipments	367,723,139	6,754,166
- Depreciation of fixed assets	75,833,328	-
- Make provision (+) / Reversal of provision (-)	(1,186,503,456)	-
- Goodwill	125,303,010	-
- Outsourcing expenses	708,925,071	91,885,697
- Others	38,280,536	129,407,779
Total	4,302,976,376	388,299,821

5. Other income

	Current period	Previous period
- Late payment interest income	3,039,190,683	-
- 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)
- 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. Gains on stock

	Current year	Previous year
Accounting profit after corporate income tax	6,298,048,603	1,084,473,911
Increase/decrease adjustments accounting profit to determine profit/loss is distributed to shareholders who own common stocks:		
- Separate the interests of non-controlling shareholders	961,941	-
- Appropriation of bonus and welfare funds (*)	(251,960,422)	(43,378,956)
Profit to calculate gains on stock	6,047,050,122	1,041,094,955
Average outstanding common stocks during period (stock)	33,335,029	6,135,029
Gains on stock (VND/stock)	181	170

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 (consolidated) Financial statements (cont.)For the six-month period ended 30th June 2026

(*) Bonus and welfare funds of current year is appropriated temporarily by 4% under after-tax profit of the Parent company's shareholders in current year.

8. Diluted gains on stock

	<u>Current year</u>	<u>Previous year</u>
Accounting profit after corporate income tax	6,298,048,603	1,084,473,911
Increase/decrease adjustments accounting profit to determine profit/loss is distributed to shareholders who own common stocks:		
- Benefits of non-controlling shareholders	961,941	-
- Appropriation of bonus and welfare funds (*)	(251,960,422)	(43,378,956)
Profit to calculate diluted gains on stock	6,047,050,122	1,041,094,955
Average outstanding common stocks during period (stock)	33,335,029	6,135,029
Number of common stocks expected to be issued additionally after the accounting period (stock)	-	-
Diluted gains on stock (VND/stock)	181	170

(*) Bonus and welfare funds of current year is appropriated temporarily by 4% under after-tax profit of the Parent company's shareholders in current year.

9. Expenses from operating activities by nature

	<u>Current period</u>	<u>Previous period</u>
- Raw materials, office equipments	367,723,139	6,754,166
- Wages and salary	4,173,414,748	160,252,179
- Depreciation of fixed assets	75,833,328	-
- Goodwill	125,303,010	-
- Outsourcing expenses	708,925,071	91,885,697
- Others	38,280,536	193,060,579
Total	5,489,479,832	451,952,621

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

As at the date of the interim (consolidated) financial statements, the Group has not incurred contingent assets,

2. Contingent liabilities

As at the date of the interim (consolidated) financial statements, the Group has not incurred contingent liabilities,

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 (consolidated) Financial statements (cont.)

For the six-month period ended 30th June 2026

3. Transactions and balances with related parties

The Group'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
<i>Salary, bonus</i>			
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. QP Construction Investment JSC	Having the same major shareholder from September 2025
2. PT & Partners Law Firm LLC	Having the same key member
3. Thai Binh Binh Duong JSC	Having the same key member
4. Ms Vi Thi Dung	Major shareholder (holding 60,297%)
5. Ms Duong Thi Chin	Major shareholder (holding 20,999%)

Transactions:

	Description	Current period	Previous period
QP Construction Investment JSC	Advance payment	29,875,810,546	-

As at 30 June 2026, the Group had balances with related parties as disclosed in Note V.3.

4. Segment reporting

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

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 (consolidated) Financial statements (cont.)For the six-month period ended 30th June 2026**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

• **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**

The Group used the Quang Phuc 3 Housing Project as collateral for loans from Vietnam Bank for Agriculture and Rural Development (Agribank)– Song Than Industrial Zone Branch on 30th July 2025 and cash in transit is pledged as collateral for the Group's margin loans from VPBank Securities Joint Stock Company (refer to the Notes No, V.1, V.6, V.12),

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 (consolidated) Financial statements (cont.)

For the six-month period ended 30th June 2026

Mortgage assets of other entities

The Group used the land-use rights of Quang Phuc Industrial Investment JSC and Mr, Le Quang Phuc – authorized representative of Ms, Le Thi Ngoc Dung as collateral for loans from Vietnam Bank for Agriculture and Rural Development (Agribank)– Song Than Industrial Zone Branch on 28th July 2025, (refer to the Notes No, V,12).

6. Comparative figures

Basic earnings per share and Diluted earnings per share is restated due to making temporary appropriation of Bonus and welfare funds, bonus to the Board of Directors in previous period and the official figures was approved by the General Meeting of Shareholders in current period.

	Code	Before adjustments	Adjustments	After adjustments
	(1)	(2)	(3)	(2)+(3)
<i>Income Statement</i>				
Basic earnings per share	70	177	(7)	170
Diluted earnings per share	71	177	(7)	170

7. Going-concern assumption

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

8. Subsequent events

The Group 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 Group has not arisen other events after the accounting period ended which need any adjustments to the figures or disclosures in the interim (consolidated) financial statements.

Ho Chi Minh city, approve 25 August 2026.

Prepared by/ Chief Accountant



NGUYEN MINH HAI

Legal representative

General Director



NGUYEN MANH TUAN

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 (consolidated) Financial statements (cont.)

For the six-month period ended 30th June 2026

APPENDIX NO. 01 - THE MOVEMENT IN OWNERS' EQUITY

Items	Owners' invested equity	Development and investment funds	Undistributed earnings after tax	Benefits of non-controlling shareholders	Total
A	1	2	3	4	5
1. Balance as at 01st January 2025	61,350,290,000	287,923,633	9,244,971,761	-	70,883,185,394
2. Increase in previous year	-	-	1,084,473,911	-	1,084,473,911
- Profit / loss during period	-	-	1,084,473,911	-	1,084,473,911
3. Decrease in previous year	-	-	-	-	-
4. Balance as at 30th June 2025	61,350,290,000	287,923,633	10,329,445,672	-	71,967,659,305
5. Balance as at 01st January 2026	333,350,290,000	287,923,633	14,609,080,426	997,882,390	349,245,176,449
6. Increase in current year	-	-	6,299,010,544	(961,941)	6,298,048,603
- Profit / loss during period	-	-	6,299,010,544	(961,941)	6,298,048,603
7. Decrease in current year	-	-	(214,564,346)	-	(214,564,346)
- Appropriation to bonus and welfare funds	-	-	(214,564,346)	-	(214,564,346)
8. Balance as at 30th June 2026	333,350,290,000	287,923,633	20,693,526,624	996,920,449	355,328,660,706

Prepared by/Chief Accountant



NGUYEN MINH HAI

Ho Chi Minh City, approve 25 August 2026
Legal Representative
CÔNG TY CỔ PHẦN
QP HOLDINGS
C.P
M.S.D.N. 387
THÀNH PHỐ NGUYỄN VĂN HAI

