

QP HOLDINGS JOINT STOCK COMPANY

**Address: Level 16, Vietcombank Tower,
No. 5 Cong Truong Me Linh,
Sai Gon Ward, Ho Chi Minh City**

Financial Statements

INCLUDE:

- **Balance Sheet**
- **Income Statement**
- **Cash Flow Statement**
- **Notes to Financial Statements**

Quarter 2/2026

STATEMENT OF FINANCIAL POSITION (SEPARATE)

As of June 30, 2026

Unit: VND

ASSETS	Notes	At the end of this period	At the beginning of this period
2	3		
A- CURRENT ASSETS		91.791.833.671	57.114.640.086
I. Cash and cash equivalents		41.931.362.470	4.812.914.938
1. Cash	V.1	41.931.362.470	4.812.914.938
II. Short-term financial investments		10.545.396.164	5.775.912.400
1. Trading securities	V.2a	4.582.060.000	6.060.988.585
2. Provision for devaluation in short-term financial investments (*)		(155.020.000)	(285.076.185)
3. Held-to-maturity investments	V.2b	6.118.356.164	-
III. Current receivables		37.096.565.464	44.489.608.055
1. Current trade receivables	V.3	-	1.786.503.456
2. Current prepayments to suppliers		1.095.922.560	42.900.000
5. Other current receivables	V.4	36.000.642.904	43.846.708.055
6. Provision for current doubtful debts (*)		-	(1.186.503.456)
IV. Inventories		1.702.317.649	1.702.317.649
1. Inventories	V.5	1.702.317.649	1.702.317.649
VI. Other current assets		516.191.924	333.887.044
1. Current prepaid expenses	V.6a	327.752.908	85.456.190
2. Deductible value added tax (VAT)		183.296.932	243.288.770
3. Tax and other receivables from State budget		5.142.084	5.142.084
B- NON-CURRENT ASSETS		272.007.447.247	297.036.058.908
II. Fixed assets		826.420.256	902.253.584
1. Tangible fixed assets	V.7	826.420.256	902.253.584
- Historical cost		910.000.000	910.000.000
- Accumulated depreciation (*)		(83.579.744)	(7.746.416)
VI. Long-term financial investments		271.020.740.741	296.020.740.741
1. Investments in subsidiaries	V.2c	271.020.740.741	271.020.740.741
3. Investments in equity of other entities	V.2c	-	25.000.000.000
VII. Other non-current assets		160.286.250	113.064.583
1. Non-current prepaid expenses	V.6b	160.286.250	113.064.583
TOTAL ASSETS (280 = 100 + 200)		363.799.280.918	354.150.698.994

QP HOLDINGS JOINT STOCK COMPANY

Address: L16, Vietcombank Tower, No. 5 Công Trường Me Linh, Sai Gon Ward, Ho Chi Minh City, Vietnam

Statement of Financial Position (Continued)

As of June 30, 2026

LIABILITIES AND EQUITY	Notes	At the end of this period	At the beginning of this period
1	3	4	5
A- LIABILITIES		8.936.506.303	5.756.435.786
I. Current liabilities		8.936.506.303	5.756.435.786
1. Current trade payables	V.8	207.178.234	606.091.134
4. Taxes and payables to the State	V.9	1.914.649.430	1.588.132.272
5. Payable to employees		484.231.304	277.340.584
6. Current accrued expenses	V.10	86.716.762	65.821.487
10. Other current payables	V.12	216.505.078	37.825.363
11. Current borrowings and finance lease liabilities	V.11	5.572.724.788	2.941.288.585
13. Bonus and welfare funds	V.13	454.500.707	239.936.361
B- OWNER'S EQUITY		354.862.774.615	348.394.263.208
I. Owner's equity		354.862.774.615	348.394.263.208
1. Owner's contributed capital		333.350.290.000	333.350.290.000
- Ordinary shares with voting rights		333.350.290.000	333.350.290.000
8. Investment and development fund		287.923.633	287.923.633
10. Undistributed profit after tax		21.224.560.982	14.756.049.575
- Undistributed profit after tax accumulated up to the end of the previous		14.541.485.229	9.244.971.761
- Undistributed profit after tax for the current period		6.683.075.753	5.511.077.814
TOTAL SOURCES (440 = 300 + 400)		363.799.280.918	354.150.698.994

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

INCOME STATEMENT (SEPARATE)

For the accounting period ended on June 30, 2026

Unit: VND

Code	ITEMS	Notes	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
01	1. Revenue from sales of goods and services rendered	VI.1	1.653.750.000	21.750.679.521	1.653.750.000	39.216.032.876
02	2. Revenue deductions		-	-	-	-
10	3. Net revenue from sales of goods and services rendered		1.653.750.000	21.750.679.521	1.653.750.000	39.216.032.876
11	4. Cost of goods sold	VI.2	-	21.167.063.995	-	38.110.894.718
20	5. Gross profit from sales of goods and services rendered		1.653.750.000	583.615.526	1.653.750.000	1.105.138.158
21	6. Gain/loss from sale and disposal of investment property		-	-	-	-
22	7. Financial income	VI.3	4.800.357.509	3.983.814	8.584.039.578	4.763.703
23	8. Financial expenses	VI.4	540.079.258	-	749.798.140	226.638.040
24	Of which: Interest expense		116.454.593	-	167.257.386	226.638.040
25	9. Selling expenses	VI.5	-	63.652.800	-	63.652.800
26	10. General and administrative expenses	VI.6	2.779.375.192	178.577.450	3.935.944.749	388.299.821
30	11. Net profit from operating activities		3.134.653.059	345.369.090	5.552.046.689	431.311.200
31	12. Other income	VI.7	1.547.891.369	953.156.278	3.088.741.227	1.205.590.158
32	13. Other expenses	VI.8	205.005.270	183.942.500	235.554.580	225.047.174
40	14. Other profit		1.342.886.099	769.213.778	2.853.186.647	980.542.984
50	15. Total accounting profit before tax		4.477.539.158	1.114.582.868	8.405.233.336	1.411.854.184
51	16. Current corporate income tax expense	VI.9	930.508.885	259.705.074	1.722.157.583	327.380.273
52	17. Deferred corporate income tax expense		-	-	-	-
60	18. Profit after corporate income tax		3.547.030.273	854.877.794	6.683.075.753	1.084.473.911
70	19. Basic earnings per share					
71	20. Diluted earnings per share					

Prepared by

NGUYEN THI CAM THUY

Chief Accountant

NGUYEN MINH HAI



Ho Chi Minh City, dated 29 Month 07 year 2026

General Director

NGUYEN MANH TUAN

CASH FLOW STATEMENT (SEPARATE)

(Indirect method)

For the accounting period ended on June 30, 2026

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of Quarter II/2026	Accumulated from the beginning of the year to the end of Quarter II/2025
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		8.405.233.336	1.411.854.184
2. Adjustments for:			(9.653.978.617)	(1.876.843.782)
- Depreciation of fixed assets and investment property	02		75.833.328	
- Provisions	03		(1.316.559.641)	23.102.870
- Gain/loss from investing and financing activities	05		(8.580.509.690)	(2.126.584.692)
- Interest expense	06		167.257.386	226.638.040
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		(1.248.745.281)	(464.989.598)
- (Increase)/decrease in receivables	09		8.639.537.885	(9.085.394.700)
- (Increase)/decrease in inventories	10		-	4.835.862.351
- (Increase)/decrease in payables (excluding interest payable, corporate income tax payable)	11		(1.388.087.615)	(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 expense paid	14		(167.257.386)	(540.582.019)
- Corporate income tax paid	15		-	(163.851.919)
- Other cash outflows from operating activities	17		214.564.346	
Net cash flows from operating activities	20		7.239.422.149	(7.076.254.567)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for acquisition and construction of fixed assets and other non-current assets	21		-	
2. Receipts from disposal of fixed assets and other non-current assets	22		-	5.971.242.055
3. Payments for lending or purchasing debt instruments of other entities	23		(6.118.356.164)	
4. Receipts from collection of lending or selling debt instruments of other entities	24		-	4.700.000.000
5. Payments for investments in equity of other entities	25		-	
6. Receipts from withdrawal of equity of other entities	26		25.000.000.000	10.910.000.000
7. Receipts from interest, dividends, and profit shared	27		8.580.509.690	
Net cash flows from investing activities	30		27.462.153.526	21.581.242.055
III. CASH FLOWS FROM FINANCING ACTIVITIES				
3. Receipts from borrowings	33		22.308.437.878	
4. Payments for principal of loans	34		(19.677.001.675)	(15.000.000.000)
5. Payments for principal of finance lease liabilities	35		-	
6. Dividends and profits paid to owners	36		(214.564.346)	
Net cash flows from financing activities	40		2.416.871.857	(15.000.000.000)
Net cash flows during the period (20+30+40)	50		37.118.447.532	(495.012.512)
Cash and cash equivalents at the beginning of the period	60		4.812.914.938	2.214.960.125
Effect of exchange rate fluctuations on foreign currency cash balances	61			
Cash and cash equivalents at the end of the period	70		41.931.362.470	1.719.947.613

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

 Approved, dated 29 month 07 year 2026
 General Director


NGUYEN MANH TUAN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the accounting period ended on June 30, 2026

These notes are an integral part of and should be read in conjunction with the separate financial statements for the accounting period ended on June 30, 2026, of QP Holdings Joint Stock Company (hereinafter referred to as the "Company").

I. OPERATING CHARACTERISTICS

1. Ownership structure

QP Holdings Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company, was established under the Business Registration Certificate No. 5400257584 issued by the Ho Chi Minh City Department of Finance, with the first registration on July 13, 2007, and the 19th amendment on June 3, 2026.

2. Business sector

The primary business activities of the Company during the period were financial investment, residential real estate, and industrial real estate.

3. Business lines

- Trading of agricultural products and construction materials;
- Real estate business, land use rights owned, managed, or leased;
- Financial investment.

4. Normal production and business cycle

The normal production and business cycle of the Company does not exceed 12 months.

5. Operating characteristics of the Company during the year affecting the separate financial statements

The Company is restructuring its business operations, focusing primarily on non-current financial investments; therefore, revenue from sales and service rendered in this period decreased compared to the same period last year. However, financial income increased due to gains from the transfer of investments, and other income increased due to penalties for contract violations, leading to a significant increase in accounting profit for the period.

6. Structure of the Company

Subsidiaries

Name of the Company	Head office	Main business activities	Contributed capital ratio		Ratio interest		Voting right ratio	
			Closing balance	Openning balance	Closing balance	Openning balance	Closing balance	Openning balance
Quang Phuc Housing Development Co., Ltd.	F1 Townhouse, Huynh Thuc Khang Street, Binh Duong Ward, Ho Chi Minh City	Residential construction	99.63%	99.63%	99.63%	99.63%	99.63%	99.63%

7. Employees

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

8. Statement of comparability of information in the financial statements

Accounting information and figures are presented for comparison with the same accounting period of the previous year.

9. Notes on compliance with legal and regulatory requirements

Notes on other information in the financial statements in accordance with relevant legal regulations such as enterprise law, securities law, ...

II. FISCAL YEAR, ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company begins on January 1 and ends on December 31 annually.

2. Accounting currency

The accounting currency is the Vietnamese Dong (VND) because cash receipts and payments are primarily conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable accounting standards and system

The Company applies the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, which is effective from January 01, 2026, by the Ministry of Finance.

2. Statement of compliance with accounting standards and system

The General Director ensures compliance with the requirements of accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, effective from January 01, 2026, by the Ministry of Finance.

3. Applicable accounting form

General Journal (computerized).

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis for preparation of financial statements

The separate financial statements are prepared on an accrual basis (except for information related to cash flows).

2. Cash and cash equivalents

- Cash includes cash on hand, demand deposits at banks, and cash in transit, and monetary gold.
- Cash equivalents are short-term investments with a maturity of 3 months or less from the date of purchase, which are readily convertible into a known amount of cash and are subject to an insignificant risk of changes in value.

3. Financial investments

Trading securities

An investment is classified as trading securities when it is held primarily for the purpose of trading to earn a profit.

Trading securities are initially recognized at the fair value of payments at the time of the transaction. Costs directly related to the purchase of trading securities, such as brokerage, transaction, information provision, taxes, bank fees, and other related costs, are recognized as financial expenses in the period.

The time of recognition for trading securities is the time the Company has ownership rights over the investment, specifically as follows:

For listed securities: recognized at the time of order matching (T+0);

For unlisted securities: recognized at the time of official acquisition of ownership rights in accordance with the law.

Interest, dividends, and profits shared before the date the Company holds the trading securities are recorded as a reduction in the value of the investment. Interest, dividends, and profits shared after the investment date are recognized in financial income. Dividends received in the form of shares are only tracked by the increase in the number of shares and are not recorded as an increase in the value of the investment.

A provision for devaluation of trading securities is made for investments with a net realizable value 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 on the last trading day of the accounting period or the closing price of the most recent trading session before the end of the accounting period if the market is not trading on the last day.

Increases or decreases in the provision for devaluation of trading securities are recognized in financial expenses.

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments include term deposits at banks, negotiable instruments, bonds, preference shares classified as liabilities, and other investments of a similar nature for the purpose of earning periodic interest or other economic benefits.

Held-to-maturity investments are initially recognized at historical cost, including the purchase price and costs directly related to the investment transaction. After initial recognition, these investments are recorded at recoverable value.

Income from held-to-maturity investments is recognized in financial income on an accrual basis, consistent with the holding period and the effective interest rate of the investment. Interest accrued before the investment date is recorded as a reduction in the historical cost of the investment at the time of purchase.

Discounts or premiums arising from the purchase of held-to-maturity investments are amortized into financial income or financial expenses using the straight-line method or the effective interest rate method, consistent with the holding period of the investment.

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

Held-to-maturity investments in foreign currency are recognized and revalued according to the regulations applicable to monetary items denominated in foreign currency.

Loans

Loans are initially recognized at historical cost. After initial recognition, loans are reflected at recoverable value.

Interest income from loans is recognized in financial income on an accrual basis, consistent with the loan period and the effective interest rate.

At the end of the accounting period, when there is objective evidence that part or all of a loan may be uncollectible, the Company makes a provision for losses corresponding to the expected loss. The provision or reversal of the provision is recognized in financial expenses/financial income in the period.

Loans in foreign currency are recognized and revalued according to the regulations applicable to monetary items denominated in foreign currency.

Investments in subsidiaries, joint ventures, and associates

Subsidiaries

A subsidiary is an enterprise controlled by the Company. Control exists when the Company has the power to govern the financial and operating policies of an investee to obtain economic benefits from its activities.

Joint ventures

A joint venture is an enterprise established based on a contractual agreement whereby the Company and other parties undertake economic activities subject to joint control. Joint control is understood as the consensus of the parties participating in the joint venture regarding strategic decisions related to the financial and operating policies of the joint venture.

Associates

An associate is an enterprise over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is demonstrated by the power to participate in the decision-making process regarding the financial and operating policies of the investee, but without controlling those policies.

Investments in subsidiaries, joint ventures, and associates are initially recorded at historical cost, including the purchase price or capital contribution plus costs directly related to the investment. In the case of investment by non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary asset at the time of the transaction.

Dividends and profits from periods before the investment was purchased are recorded as a reduction in the value of the investment itself. Dividends and profits from periods after the investment was purchased are recorded as revenue. Dividends received in the form of shares are only tracked by the increase in the number of shares and are not recorded as the value of the shares received.

A provision for losses on investments in subsidiaries, joint ventures, and associates is made when the subsidiary, joint venture, or associate incurs a loss, with the provision amount equal to the difference between the actual capital contributed by the parties in the subsidiary, joint venture, or associate and the actual owner's equity multiplied (x) by the capital contribution ratio of the Company compared to the total actual capital contributed by the parties in the subsidiary, joint venture, or associate. If the subsidiary, joint venture, or associate is required to prepare consolidated financial statements, the basis for determining the provision for losses is the consolidated financial statements.

Increases or decreases in the provision for losses on investments in subsidiaries, joint ventures, and associates that need to be made at the end of the fiscal year are recognized in financial expenses.

Investments in equity of other entities

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

Investments in equity of other entities are initially recognized at historical cost, including the purchase price or capital contribution plus costs directly related to the investment activity.

Dividends and profits from periods before the investment was purchased are recorded as a reduction in the value of the investment itself. Dividends and profits from periods after the investment was purchased are recorded as revenue. Dividends received in the form of shares are only tracked by the increase in the number of shares and are not recorded as the value of the shares received (except for state-owned enterprises performing according to current legal regulations).

A provision for losses on investments in equity of other entities is made as follows:

- For investments in listed shares or where the fair value of the investment is reliably determined, the provision is based on the market value of the shares.
- For investments where the fair value cannot be determined at the reporting date, the provision is made based on the loss of the investee, with the provision amount equal to the difference between the actual capital contributed by the parties in the other entity and the actual owner's equity multiplied by the capital contribution ratio of the Company compared to the total actual capital contributed by the parties in the other entity.

Increases or decreases in the provision for losses on investments in equity of other entities that need to be made at the end of the fiscal year are recognized in financial expenses.

4. Receivables

Receivables are presented at book value minus provisions for doubtful debts. The Company tracks receivables in detail by each receivable object, receivable term, and currency, in accordance with management requirements.

The classification of receivables into trade receivables, internal receivables, and other receivables is performed according to the following principles:

- Trade receivables reflect commercial receivables arising from transactions of buying and selling goods, providing services, liquidating or transferring assets between the Company and buyers who are independent of the Company, including receivables from sales of goods exported under consignment for other entities;
- Internal receivables reflect receivables between the Company and its subordinate units;
- Other receivables reflect non-commercial receivables not related to buying and selling transactions.

Receivables in foreign currency are recognized and revalued according to the regulations applicable to monetary items denominated in foreign currency.

At the time of preparing the financial statements, based on the remaining term of the receivables, the Company classifies and presents them as current or non-current assets in accordance with current regulations.

A provision for doubtful debts is made for receivables that are overdue or not yet due but for which there is evidence of inability to collect part or all of the debt.

The provision levels for overdue receivables are as follows:

- 30% of the value for receivables overdue from over 6 months to less than 1 year;
- 50% of the value for receivables overdue from 1 year to less than 2 years;
- 70% of the value for receivables overdue from 2 years to less than 3 years;
- 100% of the value for receivables overdue from 3 years or more.

For receivables not yet due but where the debtor has fallen into bankruptcy, dissolution, disappearance, or abscondence, or there is evidence of difficulty or inability to pay, the Company determines an appropriate provision level based on the expected loss.

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

The provision or reversal of the provision for doubtful debts is performed at the time of preparing the financial statements. The provision or reversal of the provision for doubtful debts is recognized in general and administrative expenses in the period.

For doubtful debts that have been written off but are subsequently recovered, the recovered amount is recorded in other income.

5. Inventories

Inventories are recorded at the lower of historical cost and net realizable value.

The historical cost of inventories includes costs of purchase, processing, and other directly related costs incurred to bring the inventories to their present location and condition.

Net realizable value is the estimated selling price of inventories in the normal course of business minus estimated costs to complete and estimated costs necessary for the sale.

The value of inventories is calculated using the weighted average method and is accounted for using the perpetual inventory system.

A provision for diminution in value of inventories is made for each item of inventory whose historical cost is greater than its net realizable value. Increases or decreases in the provision balance that need to be made at the end of the accounting period are recognized in the cost of goods sold.

6. Prepaid expenses

Prepaid expenses reflect actual expenses incurred but related to the production and business results of multiple accounting periods and are allocated to production and business expenses of the corresponding periods according to the principle of matching revenue and expenses.

The prepaid expenses of the Company mainly include the following:

- Costs of infrastructure leasing, operating lease of fixed assets serving production and business for multiple accounting periods;
- Insurance premiums and other prepayments related to multiple accounting periods;
- Value of tools, instruments, rotating packaging, and rental supplies serving production and business for multiple accounting periods;
- Repair and maintenance costs of fixed assets related to multiple accounting periods;
- Goodwill arising in accordance with current regulations;
- Other prepaid expenses that do not qualify as fixed assets but relate to multiple accounting periods.
- The calculation and allocation of prepaid expenses to production and business expenses for each period are performed based on the nature and extent of the benefits of each expense, using the straight-line method or other appropriate methods, and are applied consistently between accounting periods.

The Company tracks each prepaid expense in detail by expense content, allocation period, amount already allocated, and remaining unallocated amount at the time of preparing the financial statements.

Tools and instruments

The value of tools and instruments put into use serving production and business is recognized as prepaid expenses and gradually allocated to production and business expenses using the straight-line method over the expected period of economic benefit.

7. Tangible fixed assets

Tangible fixed assets are recognized at historical cost minus (-) accumulated depreciation.

The historical cost of tangible fixed assets includes the purchase price and all costs directly related to bringing the asset to a state ready for use as expected by the Company, such as transportation, loading and unloading, installation, trial run, registration fees, and other directly related costs. Trade discounts, rebates, and refundable taxes are deducted from the historical cost of the asset.

For fixed assets formed from capital construction investment, the historical cost includes the final settlement price of the project and other directly related costs incurred up to the time the asset is put into use. Borrowing costs directly related to the investment in constructing qualifying assets are capitalized in accordance with current regulations.

In the case of purchasing fixed assets under deferred payment or installment plans, the historical cost of the asset is determined at the cash price at the time of purchase. The difference between the total payment amount and the cash price is recognized in financial expenses over the payment term, unless capitalized according to regulations.

Costs incurred after initial recognition are added to the historical cost of fixed assets when these costs increase the future economic benefits from the use of the asset, such as upgrades or renovations that increase capacity, extend useful life, or improve product quality. Routine repair and maintenance costs to maintain the normal operation of the asset are recognized in production and business expenses in the period.

When tangible fixed assets are liquidated, sold, or no longer in use, the historical cost and accumulated depreciation of the asset are written off. The difference between the remaining value of the asset and the proceeds from liquidation or sale is recognized in other income or other expenses in the period.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life. The depreciation period for types of tangible fixed assets is as follows:

<u>Type of fixed asset</u>	<u>Years</u>
Buildings and structures	08 – 20
Machinery and equipment	07 – 12
Transportation vehicles	06 - 10

8. Trade payables and accrued expenses

Trade payables reflect commercial debts arising from the purchase of goods, services, fixed assets, investment properties, and construction contracts. Payables are recognized when the enterprise has a present obligation to pay and are tracked in detail by each object, including amounts already advanced but for which goods, services, or completed work have not yet been received. Discounts, rebates, and returned goods are recorded as a reduction in the corresponding liability when they arise.

9. Dividends and profits payable

Dividends and profits payable reflect the obligation of the Company to shareholders and capital contributors regarding dividends and profits that have been approved for distribution but not yet paid. The payable is recognized when the Company no longer has the right to refuse the payment obligation according to the decision of the competent authority or in accordance with legal regulations and the Charter of the Company.

10. Accrued expenses

Accrued expenses reflect expenses incurred in the period but for which there is insufficient supporting documentation or which have not yet been paid, including costs of goods and services received, wages,

leave, planned production shutdown costs, and accrued interest payable. Accrued expenses are recognized when the enterprise has a present obligation and the payable value can be reliably determined, ensuring the matching of revenue and expenses.

11. Payables and accrued expenses

Payables and accrued expenses are recognized for future payments related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount to be paid.

The classification of payables into trade payables, accrued expenses, internal payables, and other payables is performed according to the following principles:

- Trade payables reflect commercial payables arising from transactions of buying goods, services, and assets from suppliers that are independent of the Company, including payables for imports through consignees. Payables are tracked in detail by each object and payment term;
- Accrued expenses reflect expenses incurred in the period but for which there is insufficient supporting documentation or which have not yet been paid, including costs of goods and services received, wages, leave, planned production shutdown costs, and accrued interest payable. Accrued expenses are recognized when the enterprise has a present obligation and the payable value can be reliably determined, ensuring the matching of revenue and expenses;
- Internal payables reflect payables between the parent unit and subordinate units that do not have legal status and are dependent accounting units;
- Loans and finance lease liabilities reflect loans, finance lease liabilities, and the status of principal payments and related obligations according to the loan of the Company and finance lease contracts;
- Other payables reflect non-commercial payables not related to transactions of buying, selling, or providing goods and services.

12. Loans and finance lease liabilities

Loans and finance lease liabilities reflect the loan of the Companys, finance lease liabilities, and related payment status.

Loans are classified as current or non-current based on the remaining term ($\leq$ or $>$ 12 months) and payment 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 related to the loan (arrangement fees, appraisal, documentation, ...) are allocated over the loan term; interest expense follows the capitalization principle according to relevant standards.

The enterprise tracks each loan, contract, lender, and term in detail for management and financial statement presentation purposes.

13. Recognition and capitalization of borrowing costs.

Borrowing costs are recognized as financial expenses in the period, except when they qualify for capitalization. Capitalization is only performed when the loan is directly related to the investment, construction, or production of a qualifying asset that is certain to bring future economic benefits. Capitalized costs include interest and costs directly related to the loan such as arrangement fees, appraisal, and loan documentation. Capitalization is performed during the construction phase and ceases when the asset is ready for use or sale. Loans that do not qualify for capitalization are recognized entirely as financial expenses in the period on an accrual basis.

14. Basis for salary calculation and accrual

The Company calculates salaries based on the Employment Contract with the employee, paying salaries based on time.

15. Owner's equity

Owner's contributed capital

Owner's contributed capital is recorded at the actual capital contributed by shareholders.

16. Profit distribution

Profit after corporate income tax is distributed to shareholders after making appropriations to funds in accordance with the Charter of the Company as well as legal regulations and as approved by the General Meeting of Shareholders.

Profit distribution to shareholders considers non-monetary items included in undistributed profit after tax that may affect cash flow and the ability to pay dividends, such as gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders.

17. Revenue and income recognition

Revenue is recognized when the Company is likely to receive economic benefits that can be determined reliably. Revenue is determined at the fair value of amounts received or to be received after deducting trade discounts, sales rebates, and sales returns.

Revenue from sale of goods

- Revenue from the sale of goods is recognized when the following conditions are met:
- The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods; and the stage of completion can be determined;
- The Company no longer retains management rights as the owner of the goods or control of the goods;
- Revenue can be determined relatively reliably;
- Economic benefits from the sales transaction have been or will be received;
- The costs incurred for the sales transaction can be determined.

Revenue from service rendered

Revenue from service rendered is recognized when the outcome of that transaction can be determined reliably. In cases where services are performed over multiple periods, revenue is recognized in the period based on the results of the work completed as of the end of the fiscal year.

- Revenue from service rendered is recognized when the following conditions are met:
- Revenue can be determined relatively reliably;
- It is probable that economic benefits from the service rendered transaction will be received;
- The stage of completion at the end of the accounting period can be determined;
- The costs incurred for the transaction and the costs to complete the service rendered transaction can be determined.

Interest income

Interest income is recognized on an accrual basis, based on the time and actual interest rate arising on the balances of deposits, loans, and held-to-maturity investments.

Dividends and profits shared

Dividends and profits shared are recognized when the Company has the right to receive dividends or profits from capital investment activities. Dividends received in the form of shares are not recorded as financial income, but only tracked as an increase in the number of shares in the Notes to the Financial Statements.

18. Cost of goods sold

Cost of goods sold is the total cost of goods, production cost of finished goods sold, and other costs included in the cost of goods sold.

19. Financial expenses

Financial expenses reflect expenses and losses related to the financial activities of the Company, including: non-capitalized borrowing costs, losses from the transfer of financial investments, transaction costs of selling securities and other financial investments, costs of purchasing trading securities, provision for devaluation of trading securities, provision for losses on investments in equity of other entities, foreign exchange losses arising from the sale of foreign currency or revaluation of monetary items denominated in foreign currency at the end of the period, payment discounts for buyers, and other financial expenses incurred in the period. Financial expenses are recognized in the Income Statement when incurred, except for items capitalized according to regulations.

20. Selling expenses and general and administrative expenses

Selling expenses and general and administrative expenses are all expenses incurred in the process of selling products, goods, providing services, and the general management expenses of the Company.

21. Borrowing costs

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

Borrowing costs are recognized as expenses in the period when incurred, except when they qualify for capitalization according to regulations. In cases where borrowing costs are directly related to the investment, construction, or production of a qualifying asset that takes a long time to complete and put into use or for sale, the borrowing costs are capitalized into the historical cost of that asset. Income arising from temporary investment of specific loans is deducted from the capitalized borrowing costs.

For general loans used for the purpose of investment, construction, or production of qualifying assets, the capitalized borrowing costs are determined based on the capitalization rate applied to the weighted average accumulated expenditure incurred for the qualifying asset in the period. The capitalization rate is determined based on the weighted average interest rate of outstanding loans during the year, excluding specific loans for forming a particular asset.

22. Corporate income tax

Corporate income tax expense includes current corporate income tax and deferred corporate income tax.

Current income tax

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and tax losses carried forward.

The corporate income tax rate applied by the entity is 20%.

Deferred income tax

Deferred income tax is the corporate income tax to be paid or refunded arising from temporary differences between the carrying amount of assets and liabilities for the purposes of the Financial Statements and the values used for tax purposes. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profit will be available against which these deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of the financial year and is reduced to the extent that it is probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred tax assets to be utilized. Previously unrecognized deferred tax assets are reviewed at the end

of the financial year and are recognized when it becomes probable that sufficient taxable profit will be available to utilize these previously unrecognized deferred tax assets.

Deferred tax assets and deferred tax liabilities are determined based on the tax rates expected to apply to the year when the asset is recovered or the liability is settled, based on tax rates effective at the end of the financial year. Deferred income tax is recognized in the Income Statement, unless it relates to items recognized directly in owner's equity, in which case the corporate income tax is recognized directly in owner's equity.

Deferred tax assets and deferred tax liabilities are offset when:

- The Company has a legal right to offset current tax assets against current tax liabilities; and
- These deferred tax assets and deferred tax liabilities relate to corporate income tax levied by the same tax authority:
 - For the same taxable entity; or
 - The Company intends to settle current tax liabilities and current tax assets on a net basis, or to recover assets and settle liabilities simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are settled or recovered.

23. Related parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering the relationship of related parties, the nature of the relationship is prioritized over the legal form.

V. SUPPLEMENTARY INFORMATION PRESENTED IN THE STATEMENT OF FINANCIAL POSITION (Unit: VND)

1. Cash and cash equivalents

	June 30, 2026	January 01, 2026
Cash on hand	47,922,987	144,940,379
Demand deposits	5,139,420,983	4,667,974,559
Cash in transit (*)	36,744,018,500	
Total	41,931,362,470	4,812,914,938

(*) Cash in transit at the end of the period represents proceeds from the sale of trading securities that have not yet been credited to the account

2. Financial investments

2a. Trading securities

	June 30, 2026			January 01, 2026		
	Historical cost	Fair value (*)	Provision	Historical cost	Fair value (*)	Provision
Short-term investment in shares	4,582,060,000	4,427,040,000	(155,020,000)	6,060,988,585	5,775,912,400	(285,076,185)

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Address L16, Vietcombank Tower, No. 5 Công Trường Me Linh, Sai Gon Ward, Ho Chi Minh City, Vietnam

Notes to the Separate Financial Statements (continued)

For the accounting period ended June 30, 2026

	June 30, 2026			January 01, 2026		
	Historical cost	Fair value (*)	Provision	Historical cost	Fair value (*)	Provision
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 market transaction prices, the fair value is the closing price on June 30, 2026

Changes in the provision for devaluation of trading securities is as follows:

	June 30, 2026	January 01, 2026
Opening balance	(285,076,185)	(285,076,185)
Additional provision	(445,024,000)	-
Reversal of provision	575,080,185	-
Closing balance	(155,020,000)	(285,076,185)

2b. Held-to-maturity investments

Indicator	June 30, 2026				January 01, 2026		
	Historical cost	Accrued interest	Recoverable amount	Provision amount	Historical cost	Recoverable amount	Provision amount
Current	6,100,000,000	18,356,164	6,118,356,164	-	-	-	-
+ Loan to Quang Phuc Housing Development Co, Ltd, (1)	6,100,000,000	18,356,164	6,118,356,164	-	-	-	-
Total	6,100,000,000	18,356,164	6,118,356,164	-	-	-	-

(1) Current loan to Quang Phuc Housing Development Co., Ltd. under Contract No. 01/2026/HĐV/QPH-PTN signed on June 10, 2026. The total maximum loan amount is 20,000,000,000 VND, the loan term is 12 months, the interest rate is 10%/year, and interest is paid at the end of the term along with the principal repayment.

2c. Investments in equity of other entities

Indicator	June 30, 2026			January 01, 2026		
	Historical cost	Fair value	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 equity of other entities	-	-	-	25,000,000,000	25,000,000,000	-
- QP Township Joint Stock Company	-	-	-	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	-

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Notes to the Separate Financial Statements (continued)

For the accounting period ended June 30, 2026

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

3. Current trade receivables

	June 30, 2026		January 01, 2026	
	Book value	Provision	Book value	Provision
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other parties</i>	-	-	1,786,503,456	(1,186,503,456)
- Mr Ahmad Shad - Asah Safi LTD	-	-	1,186,503,456	(1,186,503,456)
- Kyoto Group Wood Plastic Joint Stock Company	-	-	600,000,000	-
- Other trade receivables	-	-	-	-
Total	-	-	1,786,503,456	(1,186,503,456)

4. Other current receivables

	June 30, 2026		January 01, 2026	
	Book value	Provision	Book value	Provision
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other parties</i>	36,000,642,904	-	43,846,708,055	-
- Quang Phuc Industrial Investment Joint Stock Company (2)	35,755,078,354	-	43,843,852,055	-
- Advances	-	-	2,856,000	-
- Deposits, collateral	245,564,550	-	-	-
Total	36,000,642,904	-	43,846,708,055	-

⁽²⁾ This is a deposit under Capital Transfer Contract No. 016A/QP-QPX dated September 08, 2025. As of January 08, 2026, the Company and Quang Phuc Industrial Investment Joint Stock Company agreed on the direction of cooperation using this deposit according to one of the following options: Investment cooperation to operate factory workshops for lease, lending back, or purchasing shares. In addition, according to the agreement, while waiting for the investment plan to be finalized, a penalty interest is tentatively calculated at 15%/year starting from September 20, 2025.

Changes in the provision for doubtful debts is as follows:

	June 30, 2026	January 01, 2026
Opening balance	(1,186,503,456)	(1,186,503,456)
Additional provision		
Reversal of provision	1,186,503,456	-
Closing balance	-	(1,186,503,456)

5. Inventories

	June 30, 2026		January 01, 2026	
	Book value	Provision	Book value	Provision
- Raw materials	-	-	-	-
- Finished goods	-	-	-	-
- Merchandise	1,702,317,649	-	1,702,317,649	-
Total	1,702,317,649	-	1,702,317,649	-

Of which, the value of ending inventory used as collateral for bank loans is 0 VND

6. Current and non-current prepaid expenses

<i>6a. Current prepaid expenses</i>	<i>June 30, 2026</i>	<i>January 01, 2026</i>
Other current prepaid expenses	327,752,908	85,456,190
Total	327,752,908	85,456,190

<i>6b. Non-current prepaid expenses</i>	<i>June 30, 2026</i>	<i>January 01, 2026</i>
Tools and instruments put into use with high value	-	-
Other non-current prepaid expenses	160,286,250	113,064,583
Total	160,286,250	113,064,583

7. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Transportation vehicles	Total
Historical cost				
- Opening balance			910,000,000	910,000,000
- Increase in the period	-	-	-	-
- Decrease in the period	-	-	-	-
Closing balance			910,000,000	910,000,000
Accumulated depreciation				
- Opening balance	-	-	7,746,416	7,746,416
- Depreciation in the period	-	-	75,833,328	75,833,328
Closing balance			83,579,744	83,579,744
Net book value				
Opening balance	-	-	902,253,584	902,253,584
Closing balance	-	-	826,420,256	826,420,256

Original cost of assets that are fully depreciated but still in use: 0 VND.

8. Current trade payables

	June 30, 2026	January 01, 2026
<i>Payables to related parties</i>	-	-
<i>Payables to other suppliers</i>	207,178,234	606,091,134
FPT Securities Joint Stock Company	49,392,000	-
Duong Nu Law Company Limited	54,000,000	-
- Other suppliers	103,786,234	606,091,134
Total (*)	207,178,234	606,091,134

(*) As of June 30, 2026, the amount of overdue current trade payables is 0 VND.

9. Taxes and other payables to the State

	Opening balance		Incurred in the period		Closing balance	
	Payable	Receivable	Payable	Paid	Payable	Receivable
- VAT	46,313,084	-	-	-	46,313,084	-
- CIT	1,441,715,779	-	1,722,157,583	(1,424,979,068)	1,738,894,294	-
- PIT	94,950,066	-	256,388,158	(227,049,515)	124,288,709	-
- Land tax	-	5,142,084	-	-	-	5,142,084
- License tax	-	-	-	-	-	-
- Other taxes	5,153,343	-	13,473,000	(13,473,000)	5,153,343	-
Total	1,588,132,272	5,142,084	1,992,018,741	(1,665,501,583)	1,914,649,430	5,142,084

Value Added Tax

The Company pays Value Added Tax using the deduction method.

Corporate Income Tax ("CIT")

CIT payable in the period is estimated as follows:

	June 30, 2026
Total accounting profit before tax	8,405,233,336
Adjustments to increase/decrease accounting profit to determine taxable income:	
- Increases	235,554,580
- Decreases	-
Taxable income	8,640,787,916
Tax-exempt income	30,000,000
Loss carry-forward from previous periods	-
Assessable income	8,610,787,916
Standard tax rate	20%
CIT payable based on assessable income in the period	1,722,157,583
CIT payable arrears from previous periods	-
Total CIT payable	1,722,157,583

10. Accrued expenses

	June 30, 2026	January 01, 2026
<i>Current accrued expenses</i>	-	-
- Accrued loan interest	61,716,762	65,821,487
- Other current payables	25,000,000	
Total (*)	86,716,762	65,821,487

11. Current borrowings and financial lease liabilities

	June 30, 2026		January 01, 2026	
	Value	Amount capable of repayment	Value	Amount capable of repayment
<i>Current loans payable to related parties</i>	-	-	-	-
<i>Current loans payable to other organizations and individuals</i>	-	-	2,941,288,585	2,941,288,585
- VPBank Securities Joint Stock Company (*)	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

Changes in current borrowings and liabilities during the period is as follows:

	Opening balance	Loans incurred	Loans paid in the period	Closing balance
Current 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

Margin loan from VPBANK Securities Joint Stock Company, interest rate of 12.5%/year.

12. Other current payables

	June 30, 2026	January 01, 2026
<i>Current accrued expenses</i>	<i>216,505,078</i>	<i>37,825,363</i>
Social insurance	100,962,332	-
Health insurance	17,923,472	-
Unemployment insurance	10,866,319	-
Trade union fees	86,752,955	37,825,363
Total (*)	216,505,078	37,825,363

13. Bonus and welfare fund

	June 30, 2026	January 01, 2026
- Opening balance	239,936,361	239,936,361

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Notes to the Separate Financial Statements (continued)

For the accounting period ended June 30, 2026

	June 30, 2026	January 01, 2026
- Provision made in the period	214,564,346	-
- Utilization in the period	-	-
Closing balance	454,500,707	239,936,361

14. Owner's equity

14.1. Changes in owner's equity

Items	Investment capital of owner	Development investment fund	Undistributed profit	Total
<i>For the accounting period ended on June 30, 2025</i>				
Opening balance of the previous period	61,350,290,000	287,923,633	9,244,971,761	70,883,185,394
Increase in the period	-	-	-	-
Capital contribution received	-	-	-	-
Profit in the period	-	-	1,084,473,911	1,084,473,911
Decrease in the period	-	-	-	-
Closing balance	61,350,290,000	287,923,633	10,329,445,672	71,967,659,305
<i>For the accounting period ended on June 30, 2026</i>				
Opening balance of this period	333,350,290,000	287,923,633	14,756,049,575	348,394,263,208
Profit in the period	-	-	6,683,075,753	6,683,075,753
Bonus and welfare funds	-	-	(214,564,346)	(214,564,346)
Closing balance	333,350,290,000	287,923,633	21,224,560,982	354,862,774,615

Details of owner's capital contribution

	June 30, 2026		January 01, 2026	
	Ordinary shares	Percentage (%)	Ordinary shares	Percentage (%)
- 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%

14.2. Capital transactions with owners and distribution of dividends, profit sharing

	From January 01, 2026 to June 30, 2026	From January 01, 2025 to June 30, 2025
- Owner's investment capital		
+ Opening balance of capital contribution	333,350,290,000	61,350,290,000
+ Increase in capital contribution during the period	-	-

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Notes to the Separate Financial Statements (continued)

For the accounting period ended June 30, 2026

	From January 01,2026 to June 30, 2026	From January 01,2025 to June 30, 2025
+ Decrease in capital contribution during the period	-	-
+ Closing balance of capital contribution	333,350,290,000	61,350,290,000
- Dividends, profits distributed	-	-

14.3. Shares

	June 30, 2026	January 01, 2026
Number of registered shares for issuance	33,335,029	33,335,029
Number of shares issued/sold to the public	33,335,029	33,335,029
- Ordinary shares	33,335,029	33,335,029
Number of treasury shares	-	-
- Ordinary shares	-	-
Number of outstanding shares	33,335,029	33,335,029
- Ordinary shares	33,335,029	33,335,029
Par value of outstanding shares (VND/share)	10,000	10,000

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (Unit: VND)**1. Revenue from sales and service rendered**

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Revenue from sales	-	21,750,679,521	-	39,216,032,876
Revenue from service rendered	1,653,750,000	-	1,653,750,000	-
Total	1,653,750,000	21,750,679,521	1,653,750,000	39,216,032,876

2. Cost of goods sold

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Cost of goods sold	-	21,167,063,995	-	38,110,894,718
Total	-	21,167,063,995	-	38,110,894,718

3. Financial income

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
- Interest income from deposits and loans	20,423,132	796,854	21,886,052	1,576,743
- Dividends and profit distributed	30,000,000	-	30,000,000	-
- Gain from sale/liquidation of financial investments	4,749,934,377	-	8,532,153,526	-
- Foreign exchange gain	-	3,186,960	-	3,186,960
Total	4,800,357,509	3,983,814	8,584,039,578	4,763,703

4. Financial expenses

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
- Borrowing costs	116,454,593	-	167,257,386	226,638,040
- Loss from sale of financial investments	519,321,503	-	519,322,711	-
- Provision for devaluation of trading securities	155,020,000	-	445,024,000	-
- Reversal of provision for devaluation of trading securities	(399,578,135)	-	(575,080,185)	-
- Other financial expenses	148,861,297	-	193,274,228	-
Total	540,079,258	-	749,798,140	226,638,040

5. Selling expenses

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Selling expenses	-	63,652,800	-	63,652,800

Total	-	63,652,800	-	63,652,800
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6. General and administrative expenses

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
- Staff costs	1,997,370,537	63,791,025	4,015,301,476	160,252,179
- Tools and supplies expenses	255,346,358	370,455	256,457,723	6,754,166
- Outside service expenses	438,922,491	45,109,091	656,853,762	91,885,697
- Other general and administrative expenses	87,735,806	69,306,879	193,835,244	129,407,779
- Reversal of provision for doubtful debts			(1,186,503,456)	
Total	2,779,375,192	178,577,450	3,935,944,749	388,299,821

7. Other income

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
- Liquidation of fixed assets		953,155,465		1,176,879,835
- Contract breach penalties	1,498,341,369		3,039,190,683	
- Other income	49,550,000	813	49,550,544	28,710,323
Total	1,547,891,369	953,156,278	3,088,741,227	1,205,590,158

8. Other expenses

	Quarter II		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
- Loss on liquidation of fixed assets				
- Other expenses	205,005,270	183,942,500	235,554,580	225,047,174
Total	205,005,270	183,942,500	235,554,580	225,047,174

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

As of the reporting date, the Company has no contingent assets.

2. Contingent liabilities

As of the reporting date, the Company has no contingent liabilities.

3. Transactions and balances with related parties

Related parties to the Company include: key management personnel, individuals related to key management personnel, and other related parties.

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

Name	Position	Quarter II/ 2026	Quarter II/ 2025
Salaries, bonuses, remuneration			
Nguyen Manh Tuan	General Director	146,730,771	-
Trac Van Long	Chief Financial Officer	393,342,308	-
Le Du Dang Khoa	Deputy General Director	401,846,156	-
Nguyen Minh Hai	Chief Accountant	104,609,451	-
Pham Tu Trong	Chairman of the Board of Directors	-	-
Nguyen Hong Anh Kha	Member of the Board of Directors	-	-
Pham Duy	Independent Member of the Board of Directors, Chairman of the Audit Committee	-	-
Nguyen Thi Thuy Ngan	Member of the Board of Directors, Member of the Audit Committee	-	-
Total		1,046,528,686	-

The remuneration of the members of the Board of Directors and the Audit Committee was not paid in accordance with the Annual General Meeting of Shareholders' Resolution No. 01/2026/NQ-DHĐCĐ dated May 27, 2026.

3.2. Transactions with other related parties

Other related parties to the Company include:

Related party	Relationship
1. Quang Phuc Housing Development Co., Ltd.	Subsidiary
2. QP Land JSC	Common key management personnel with the subsidiary
3. QP Construction Investment JSC	- Common key management personnel

QP HOLDINGS JOINT STOCK COMPANY

Address L16, Vietcombank Tower, No. 5 Công Trường Me Linh, Sai Gon Ward, Ho Chi Minh City, Vietnam

Notes to the Separate Financial Statements (continued)

For the accounting period ended June 30, 2026

- Common major shareholders

4. QP Township JSC

Common key management personnel with the subsidiary

5. PT & Partners Law Company Limited

Common key management personnel

6. Thai Binh Binh Duong Joint Stock Company

Common key management personnel

7. Ms. Vi Thi Dung

Major shareholder (60.297% ownership)

8. Ms. Duong Thi Chin

Major shareholder (20.999% ownership)

Transaction details:

- During the period, Quang Phuc Housing Development Co., Ltd. incurred a deposit of 29,875,810,546 VND with QP Construction Investment JSC under Contract No. 1901/2026/HĐTC/PTN.QP-QPCONS, a construction contract for the Quang Phuc residential area project.
- Loan to Quang Phuc Housing Development Co., Ltd. under Contract No. 01/2026/HĐV/QPH-PTN signed on June 10, 2026. The total maximum loan amount is 20,000,000,000 VND, the loan term is 12 months, the interest rate is 10%/year, and interest is paid at the end of the term along with the principal repayment.

4. Collateral

Assets of the Company mortgaged to other entities

The Company did not use assets as collateral for other entities as of June 30, 2026.

Collateral received from other entities

The Company did not hold collateral from another party as of June 30, 2026.

5. Going concern ability

At the time of preparing the Separate Financial Statements, there are no factors indicating a potential impact on the ability of the Company to operate as a going concern. Therefore, the Separate Financial Statements for the accounting period ended on June 30, 2026, are prepared based on the assumption that the Company will continue its business operations as a going concern.

6. Events occurring after the reporting date

The Company has no events occurring after the reporting date that require adjustment or disclosure in the Separate Financial Statements.

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

Ho Chi Minh City, July 29, 2026.

General Director



NGUYEN MANH TUAN