

VIETVALUES Audit and Consulting Co., Ltd

Member firm of JPA International

Head office : 33 Phan Van Khoe Street, Cho Lon Ward, HCM, Viet Nam

Tel : +84 (28) 3859 4168

Fax : +84 (28) 3859 2289

Email : contact@vietvalues.com

Website : www.vietvalues.com



INDEPENDENT AUDITOR'S REPORT ON THE STATEMENT OF OWNER'S EQUITY

FOR THE PERIOD FROM 01ST JANUARY 2025 TO 09TH SEPTEMBER 2025

QP GREEN INVESTMENT JOINT STOCK COMPANY

CONTENTS

Contents	Page
1. Report of the General Director	02 - 03
2. Independent Auditor's Report	04 - 05
3. Statement of Owner's Equity	06
4. Notes to the Statement of Owner's Equity	07 - 10



REPORT OF THE GENERAL DIRECTOR

1. General information of the Company

QP Green Investment Joint Stock Company (hereafter, referred to as “the Company”) (business name: HKT Holdings) 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 17th amendment registration dated 17th August 2025 issued by the Business Registration Office of the Ho Chi Minh city Department of Finance.

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

The Company’s charter capital according to the 17th Business Registration Certificate dated 17th August 2025 is VND 61,350,290,000 (*By words: Vietnam Dong Sixty One Billion Three Hundred Fifty Million Two Hundred Ninety Thousand only*).

As of the date of preparing this Statement of Owner's Equity, the Company is carrying out procedures to change the content of business registration comply with the charter capital after the stock offering.

2. Registered office

▪ Head office

Address : No. 31 Dien Bien Phu street, Da Kao ward, district 1, Ho Chi Minh city.
(currently No. 31 Dien Bien Phu street, Tan Dinh ward, Ho Chi Minh city).

Tel : +84 (28) 3620 2626

3. Business functions

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

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

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

4.1 The Board of Management

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

4.2 The Audit Committee

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

1281
ÔNG
NHIỆM
CÁN V
JAN
TP. H

1257
NG
PH
U
KA

Y H

BK

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. Ngo Minh Hai	General Director	-	31 st March 2025
Mr. Nguyen Minh Hai	Chief Accountant	20 th June 2025	-
Mr. Nguyen Van Hai	Chief Accountant	31 st March 2025	20 th June 2025
Ms Nguyen Thi Huong	Chief Accountant	2009	31 st March 2025

5. Legal representative

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

6. Auditors

VIETVALUES Audit and Consulting Co., Ltd. has been assigned to perform the audit on the Company's Statement of Owner's Equity for the period from 01st January 2025 to 09th September 2025.

7. Responsibilities of the General Director

The General Director of the Company is responsible for the preparation of the Statement of Owner's Equity to reflect changes in owner's equity of the Company for the period from 01st January 2025 to 09th September 2025. In order to prepare this Statement of Owner's Equity, the General Director must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Prepare the Statement of Owner's Equity on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;

The General Director ensure that all the relevant accounting books have been fully recorded and can fairly reflect the equity capital mobilization position of the Company at any time, and is a basis for preparing the Statement of Owner's Equity in accordance with the accounting policies presented in the Notes No. 2 to the Statement of Owner's Equity.

The General Director hereby ensure to comply with all the requirements above in the preparation of the accompanying Statement of Owner's Equity for the period from 01st January 2025 to 09th September 2025.

8. Approving the Statement of Owner's Equity

The General Director of the Company confirm that all the accompanying Statement of Owner's Equity from page 07 to page 12. This Statement of Owner's Equity has been properly prepared and give a true and fair view of the changes in owner's equity of the Company for the period from 01st January 2025 to 09th September 2025, in compliance with the accounting policies presented in the Notes No. 2 to the Statement of Owner's Equity. *Pham*


Mr. NGUYEN MANH TUAN
General Director

Ho Chi Minh city, 12th September 2025



No.: 2481/25/BCKT/AUD-VVALUES

INDEPENDENT AUDITOR'S REPORT ON THE STATEMENT OF OWNER'S EQUITY

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

We have audited the accompanying Statement of Owner's Equity (hereafter, referred to as "the Statement of Owner's Equity") for the period from 01st January 2025 to 09th September 2025 of QP Green Investment Joint Stock Company (hereafter, referred to as "the Company") prepared on 12th September 2025, from page 06 to page 10. The Statement of Owner's Equity is prepared by the Company's General Director in compliance with the accounting policies presented in the Notes No. 2 to the Statement of Owner's Equity.

The General Director's responsibility

The General Director of the Company is responsible for the preparation and fair presentation of the Statement of Owner's Equity in accordance with the accounting policies presented in the Notes No. 2 to the Statement of Owner's Equity and is responsible for internal control which is determined by the General Director relevant to the preparation and fair presentation of Statement of Owner's Equity that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on the Statement of Owner's Equity based on our audit. We conducted our audit in accordance with the Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the Statement of Owner's Equity are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Statement of Owner's Equity. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement of Owner's Equity, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Statement of Owner's Equity in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the General Director, as well as evaluating the overall presentation of the Statement of Owner's Equity.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's opinion

In our opinion, the Statement of Owner's Equity for the period from 01st January 2025 to 09th September 2025 referred to above give a true and fair view, in all material respects, of the changes in owner's equity in conformity with the basis for preparing the Statement of Owner's Equity in accordance with the accounting policies presented in the Notes No. 2 to the Statement of Owner's Equity.

Other matter

Do not deny the above audit opinion, we draw the user's attention to the Notes No. 2 to the Statement of Owner's Equity - Basis of preparation and presentation. This report is only used to summarize the results of the Company's private placement of shares, does not extend to any of the Company's financial statement taken as a whole and is prepared to assist the Company in meeting the requirements of State Management Agencies. Thus, this Statement of Owner's Equity may not be suitable for other purposes.

Ho Chi Minh city, 12th September 2025

VIETVALUES Audit & Consulting Co., Ltd.



Tran Van Hiep – Deputy General Director
Certificate of registration for
practicing audit No. 2141-2023-071-1
Authorized signature

Nguyen Thi Tuyet Van – Auditor
Certificate of registration for
practicing audit No. 2839-2025-071-1

File:

- As above.
- **VIETVALUES**

STATEMENT OF OWNER'S EQUITY
 For the period from 01st January 2025 to 09th September 2025

RESOURCES	Code	Notes	As at 09 th September 2025	As at 01 st January 2025
OWNERS' EQUITY	400			
I. Capital of the owners	410			
1. Owners' invested equity	411	3	333,350,290,000	61,350,290,000
- Common stocks with voting rights	411a		333,350,290,000	61,350,290,000
- Preferred stocks	411b		-	-
TOTAL			333,350,290,000	61,350,290,000

Ho Chi Minh city, 12th September 2025 *Bb*

Prepared by

Chief Accountant

General Director





NGUYEN THI CAM THUY

NGUYEN MINH HAI

NGUYEN MANH TUAN

NOTES TO THE STATEMENT OF OWNER'S EQUITY

For the period from 01st January 2025 to 09th September 2025

1. OPERATION FEATURES

Forms of ownership

QP Green Investment Joint Stock Company (hereafter, referred to as "the Company") (business name: HKT Holdings) 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 17th amendment registration dated 17th August 2025 issued by the Business Registration Office of the Ho Chi Minh city Department of Finance.

As of the date of preparing this Statement of Owner's Equity, the Company is carrying out procedures to change the content of business registration comply with the charter capital after the stock offering.

Business sector

The Company operates in many different fields.

Business scopes

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

2. BASIS OF PREPARATION AND PRESENTATION OF THE STATEMENT OF OWNER'S EQUITY

2.1. Basis of preparation and presentation

The Statement of Owner's Equity is prepared 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 Statement of Owner's Equity.

The Statement of Owner's Equity is prepared on the historical cost principle.

2.2. Accounting period, reporting currency

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

This Statement of Owner's Equity is prepared for the period from 01st January 2025 to 09th September 2025.

The standard currency unit used is Vietnam Dong (VND).

2.3. Accounting policies

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

2.4. Purpose of using the report

The Statement of Owner's Equity of the Company is only used for reporting on owners' equity, does not extend to any of the Company's financial statement taken as a whole.

This Statement of Owner's Equity is prepared to assist the Company in meeting the requirements of State Management Agencies. Thus, this Statement of Owner's Equity may not be suitable for other purposes.

3. THE MOVEMENT ON OWNERS' EQUITY**Owner's equity before and after private placement of shares:**

	Owner's equity	Total
Balance as at 01st January 2025	61,350,290,000	61,350,290,000
Increase charter capital from issuing individual shares	272,000,000,000	272,000,000,000
Balance as at 09th September 2025	333,350,290,000	333,350,290,000

List and ownership ratio of major shareholders after private placement of shares:

No.	Shareholders	Number of shares held (stock)	Ownership ratio (%)
1	Ms Duong Thi Chin	7,000,000	20.999
2	Ms Vi Thi Dung	20,100,000	60.297
	Total	27,100,000	81.296

4. OFFERING PLAN

1. Stock name: QP Green Investment Joint Stock Company.
2. Type of stock: Common stock.
3. Stock code: HKT
4. Number of shares offered: 27,200,000 stocks.
5. Par value: 10,000 VND/stocks.
6. Total offering value at par value: VND 272,000.000,000.
7. Offering price: 10,000 VND/stocks.
8. Total expected funds raised: VND 272,000.000,000.
9. Form and subject of offering: private placement of 27,200,000 shares to professional securities investors.
10. Transfer restricted period: Shares privately offered to investors will be subject to transfer restrictions for 01 (one) year from the date of completion of the offering.
11. Implementation time: Expected in 2025, after approval from the State Securities Commission.
12. Purpose of issuance: To invest in repurchasing capital contributions from capital contributors at Quang Phuc Housing Development Co., Ltd. and supplement working capital, pay taxes and fees when transferring capital contribution.

5. RESULT OF SHARE ISSUANCE

5.1. Legal documents

- On 29th May 2025, the Company's 2025 Annual General Meeting of Shareholders issued the Resolution No. 02/2025/NQ-ĐHĐCĐ approving the plan for the private placement of 27,200,000 shares to increase charter capital from VND 61,350,290,000 to VND 333,350,290,000.
- On 29th May 2025, the Board of Management issued the Resolution No. 08/2025/NQ-HĐQT approving the implementation of the Plan for the private placement of 27,200,000 shares according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 02/2025/NQ-ĐHĐCĐ dated 29th May 2025.
- On 25th July 2025, the State Securities Commission (SSC) has received the complete registration documents for the private placement of shares of the Company according to the Official Dispatch No. 3817/UBCK-QLCB.
- On 25th August 2025, the Board of Management issued the Resolution No. 19/2025/NQ-HĐQT approving the distribution period, offering shares to professional securities investors for the Company's private placement of shares according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 02/2025/NQ-ĐHĐCĐ dated 29th May 2025.
- On 08th September 2025, the Board of Management issued the Resolution No. 20/2025/NQ-HĐQT approving the results of the private placement of shares, amending and supplementing the Charter and work related to the offering. Accordingly, the number of shares offered is 27,200,000 stocks, the number of shares purchased and paid by shareholders is 27,200,000 stocks.
- On 08th September 2025, Vietnam Prosperity Joint Stock Commercial Bank (VPBank) confirmed in writing the balance of blocked amount confirmation of account No. 368302155.
- On 09th September 2025, the State Securities Commission has issued the Official Dispatch No. 507/UBCK-QLCB on receipt of the reporting documents on Results of the private placement of shares of the Company.
- Bank statements, capital contribution documents and other documents of the Company.

5.2. Issued shares

1. Name of issued shares: QP Green Investment Joint Stock Company.
2. Type of stock: Common stock.
3. Stock code: HKT.
4. Number of issued shares: 27,200,000 stocks.
5. Average selling price: 10,000 VND/stocks.
6. Release date: Offering start date: 05th September 2025. Offering completion date: 08th September 2025.
7. Total proceeds from the offering: VND 272,000,000,000 (By words: Vietnam Dong Two Hundred Seventy Two Billion Only).

5.3. Result of share offering

No.	Subject offering	Professional securities investors	Successfully stock offering price (VND/stock)	Number of shares owned before the offering	Number of shares distributed	Total number of shares owned after the offering	Post-offering ratio (%)	Proceeds from offering shares	
								Proceeds from offering shares (VND)	Blocked account / bank
1	Ms Duong Thi Chin	Yes	10,000	0	7,000,000	7,000,000	20.999	70,000,000,000	368302155 at Vietnam Prosperity JS Commercial Bank (VPBank) – HCMC
2	Ms Duong Thi Nuong	Yes	10,000	0	200,000	200,000	0.600	2,000,000,000	368302155 at Vietnam Prosperity JS Commercial Bank (VPBank) – HCMC
3	Ms Vi Thi Dung	Yes	10,000	100,000	20,000,000	20,100,000	60.297	200,000,000,000	368302155 at Vietnam Prosperity JS Commercial Bank (VPBank) – HCMC
	Total				27,200,000	27,200,000		272,000,000,000	

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

Ho Chi Minh city, 12th September 2025

General Director





NGUYEN MANH TUAN

