

QP GREEN INVESTMENT JOINT STOCK COMPANY
Address: 31 Dien Bien Phu, Tan Dinh Ward, Ho Chi Minh City

Consolidated Financial Statements

INCLUDE:

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

Quarter 4/2025

CONSOLIDATED BALANCE SHEET

As of December 31, 2025

DVT: VND

Code	ASSETS	Notes	As of December 31, 2025	As of October 01, 2025
1	2	3	4	5
100	A. CURRENT ASSETS		447.718.860.390	344.472.857.491
110	I. Cash and Cash equivalents	5.1	7.590.509.911	5.829.470.209
111	1. Cash		7.590.009.911	5.829.470.209
112	2. Cash equivalents		500.000	
120	II. Short-term financial investments		5.775.912.400	5.941.288.585
121	1. Trading securities	5.2	6.060.988.585	5.941.288.585
122	2. Provision for devaluation in short-term financial investment	5.3	(285.076.185)	-
123	3. Held-to-maturity investments		-	-
130	III. Current receivables		54.117.533.077	332.666.659.642
131	1. Current trade receivables	5.4	1.786.503.456	3.142.500.385
132	2. Current prepayments to suppliers	5.5	9.670.825.022	271.404.050.384
133	3. Current intra-company receivables		-	-
134	4. Receivables of construction contract based on progress billings		-	-
135	5. Current loan receivables		-	-
136	3. Other current receivables	5.6	43.846.708.055	59.306.612.329
137	4. Provision for current doubtful debts	5.8	(1.186.503.456)	(1.186.503.456)
139	8. Assets awaiting resolution		-	-
140	IV. Inventories	5.7	375.652.340.369	-
141	1. Inventories		375.652.340.369	
149	2. Provision for devaluation in inventories (*)		-	
150	V. Other current assets		4.582.564.633	35.439.055
151	1. Current prepaid expenses	5.9	131.255.719	30.296.971
152	1. Deductible value added tax		4.446.166.830	
153	2. Tax and other receivables from State budget		5.142.084	5.142.084
154	4. Repo transactions of government bonds		-	-
155	5. Other current assets		-	-

CONSOLIDATED BALANCE SHEET
As of December 31, 2025

Code	ASSETS	Notes	As of December 31, 2025	As of October 01, 2025
1	2	3	4	5
200	B. NON-CURRENT ASSETS		28.483.060.621	8.505.405.000
210	I. Non-current receivables		-	-
211	1. Non-current trade receivables		-	-
212	2. Non-current prepayments to suppliers		-	-
213	3. Investment in equity of subsidiaries		-	-
214	4. Non-current intra-company receivables		-	-
215	5. Non-current loan receivables		-	-
216	6. Other non-current receivables		-	-
219	7. Provision for non-current doubtful debts		-	-
220	II. Fixed assets		902.253.584	-
221	1. Tangible fixed assets	5.10	902.253.584	-
222	- Historical cost		910.000.000	-
223	- Accumulated depreciation		(7.746.416)	-
224	2. Finance lease fixed assets		-	-
225	- Historical cost		-	-
226	- Accumulated depreciation		-	-
227	3. Intangible fixed assets		-	-
228	- Historical cost		-	-
229	- Accumulated amortization		-	-
230	III. Investment properties		-	-
231	- Historical cost		-	-
232	- Accumulated depreciation		-	-
240	IV. Construction in progress		-	-
241	1. Long-term production and business work in progress		-	-
242	1. Construction in progress costs		-	-
250	V. Long-term financial investments		25.000.000.000	8.390.000.000
251	1. Investment in subsidiaries		-	-
252	1. Investment in associates and joint ventures		-	-
253	1. Investment in equity of other entities	5.11	25.000.000.000	8.390.000.000
254	2. Provision for devaluation of long-term financial investments		-	-
255	5. Held-to-maturity investments		-	-
260	VI. Other long-term assets		2.580.807.037	115.405.000
261	1. Non-current prepaid expenses	5.9	138.371.527	115.405.000
262	2. Deferred income tax assets		-	-
263	3. Non-current equipment, materials, and spare parts		-	-
268	4. Other non-current assets		-	-
269	5. Goodwill	5.12	2.442.435.510	-
270	TOTAL ASSETS		476.201.921.011	352.978.262.491

CONSOLIDATED BALANCE SHEET

As of December 31, 2025

Code	SOURCES OF CAPITAL	Notes	As of December 31, 2025	As of October 01, 2025
1	2	3	4	5
300	C. LIABILITIES		126.957.717.881	10.027.154.046
310	I. Current liabilities		6.881.295.786	10.027.154.046
311	1. Current trade payables	5.13	1.730.951.134	676.153.648
312	2. Current prepayments from customers	5.14	-	2.400.000.000
313	2. Taxes and payables to the State	5.15	1.588.132.272	276.518.825
314	3. Payables to employees		277.340.584	394.838.437
315	5. Current accrued expenses	5.16	65.821.487	85.291.624
316	6. Current intra-company payables		-	-
317	7. Payables of construction contract based on progress billings		-	-
318	8. Current unearned revenue		-	-
319	4. Other current payables	5.18	37.825.363	3.013.126.566
320	7. Current borrowings and finance lease liabilities	5.17	2.941.288.585	2.941.288.585
321	11. Current provisions		-	-
322	8. Bonus and welfare funds		239.936.361	239.936.361
323	13. Price stabilization fund		-	-
324	14. Repo transactions of government bonds		-	-
330	II. Non-current liabilities		120.076.422.095	-
331	1. Non-current trade payables		-	-
332	2. Non-current prepayments from customers		-	-
333	3. Non-current accrued expenses		-	-
334	4. Intra-company payables for operating capital received		-	-
335	5. Non-current intra-company payables		-	-
336	6. Non-current unearned revenue		-	-
337	1. Other non-current payables		-	-
338	2. Non-current borrowings and finance lease liabilities	5.17	120.076.422.095	-
339	9. Convertible bonds		-	-
340	10. Preferred stock		-	-
341	11. Deferred income tax liabilities		-	-
342	12. Non-current provisions		-	-
343	13. Science and technology development fund		-	-

CONSOLIDATED BALANCE SHEET
As of December 31, 2025

Code	SOURCES OF CAPITAL	Notes	As of December 31, 2025	As of October 01, 2025
1	2	3	4	5
400	D. OWNER'S EQUITY		349.244.203.130	342.951.108.445
410	I. Owner's equity		349.244.203.130	342.951.108.445
411	1. Contributed capital		333.350.290.000	333.350.290.000
411a	- Ordinary shares with voting rights		333.350.290.000	333.350.290.000
411b	- Preferred shares		-	-
412	2. Capital surplus		-	-
413	3. Conversion options on convertible bonds		-	-
414	4. Other capital		-	-
415	5. Treasury shares (*)		-	-
416	6. Difference upon asset revaluation		-	-
417	7. Exchange rate differences		-	-
418	3. Development and investment fund		287.923.633	287.923.633
419	9. Enterprise reorganization assistance fund		-	-
420	10. Other equity funds		-	-
421	2. Undistributed profit after tax		14.609.104.990	9.312.894.812
421a	- Undistributed profit after tax accumulated up to the end of the prev		9.032.595.354	9.244.971.761
421b	- Undistributed profit after tax for the current period		5.576.509.636	67.923.051
422	12. Basic construction fund		-	-
429	13. Non-controlling interests		996.884.507	-
430	II. Other funds		-	-
431	1. Funds		-	-
432	2. Funds invested in fixed assets		-	-
440	TOTAL SOURCES		476.201.921.011	352.978.262.491

Ho Chi Minh City, January 28, 2026

Prepared by: 
 Chief Accountant: 
 General Director: 



NGUYỄN THỊ CẨM THUY NGUYỄN MINH HẢI NGUYỄN MẠNH TUẤN

CONSOLIDATED INCOME STATEMENT

For the financial period ended on December 31, 2025

ĐVT: VND

Code	ITEM	Note	From October 01, 2025 to December 31, 2025	From October 01, 2024 to December 31, 2024
1	2	3	4	5
01	1. Revenue from sales of goods and services rendered	6.1	26.085.000	
02	2. Revenue deductions		-	
10	3. Net revenue from sales of goods and services rendered		26.085.000	
11	4. Cost of goods sold	6.2	25.397.711	
20	5. Gross profit from sales of goods and services rendered		687.289	
21	6. Financial income	6.3	7.420.926.887	
22	7. Financial expenses	6.4	393.672.289	
23	- Including: Interest expense		94.362.984	
24	8. Share of profit or loss in associates and joint ventures		-	
25	9. Selling expenses	6.7	8.000.000	
26	10. General and administrative expenses	6.8	2.434.814.968	
30	11. Profit from operating activities		4.585.126.919	
31	12. Other income	6.5	2.083.563.648	
32	13. Other expenses	6.6	83.900.094	
40	14. Other profit		1.999.663.554	
50	15. Total accounting profit before tax		6.584.790.473	
51	16. Current corporate income tax expense		1.288.893.430	
52	17. Deferred corporate income tax expense		-	
60	18. Profit after corporate income tax		5.295.897.043	
61	19. Profit after tax attributable to the parent company		5.296.210.178	
62	20. Profit after tax attributable to non-controlling interests		(313.135)	
70	21. Basic earnings per share		159	
71	22. Diluted earnings per share		159	

Người lập biểu



NGUYỄN THỊ CẨM THUÝ

Chief Accountant



NGUYỄN MINH HẢI

General Director



NGUYỄN MẠNH TUẤN

CONSOLIDATED CASH FLOW STATEMENT

(Using the indirect method)

For the financial period ended on December 31, 2025

DVT: VND

Code	Item	Note	From October 01, 2025 to December 31, 2025	From October 01, 2024 to December 31, 2024
1	2	3	4	5
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		6.584.790.473	
	2. Adjustments for items		355.449.152	
02	- Depreciation of fixed assets and investment properties		70.372.967	
03	- Provisions		285.076.185	
04	- Gains, losses from foreign exchange rate differences due to revaluation of monetary items denominated in foreign currency		-	
05	- Gains, losses from investing activities		-	
06	- Interest expense		-	
07	- Other adjustments		-	
08	3. Profit from operating activities before changes in working capital		6.940.239.625	
09	- Increase, decrease in receivables		274.040.333.184	
10	- Increase, decrease in inventories		(374.655.142.727)	
11	- Increase, decrease in payables (excluding interest payable, income tax payable)		(4.434.751.690)	
12	- Increase, decrease in prepaid expenses		(2.566.360.785)	
13	- Increase, decrease in trading securities		(119.700.000)	
14	- Interest paid		-	
15	- Corporate income tax paid		-	
16	- Other cash inflows from operating activities		-	
17	- Other cash outflows from operating activities		-	
20	Net cash flow from operating activities		(100.795.382.393)	
	II. Cash flows from investing activities			
21	1. Purchase or construction of fixed assets and other non-current assets		(910.000.000)	
22	2. Proceeds from disposal of fixed assets and other non-current assets		-	
23	3. Loans and purchase of debt instruments from other entities		-	
24	4. Collection of loan and repurchase of debt instruments of other entities		-	
25	5. Equity investments in other entities		(16.610.000.000)	
26	6. Collection of capital investments in other entities		-	
27	7. Cash receipts of interest from loans, dividends, and shared profits		-	
30	Net cash flow from investing activities		(17.520.000.000)	
	III. Cash flows from financing activities			
31	1. Proceeds from issuance of shares and receipt of contributed capital		-	
32	2. Repayments of contributed capital and repurchase the issued shares issued by the enterprise		-	
33	3. Proceeds from borrowings		120.076.422.095	
34	4. Repayments of principal of borrowings		-	
35	5. Repayments of finance leases principal		-	
36	6. Dividends and profits paid to owners		-	
40	Net cash flow from financing activities		120.076.422.095	
50	Net cash flow during the period (20+30+40)		1.761.039.702	
60	Cash and cash equivalents at the beginning of the period		5.829.470.209	
61	Effect of fluctuation in exchange rate changes on the conversion of foreign currency		-	
70	Cash and cash equivalents at the end of the period	5.1	7.590.509.911	

Prepared by

NGUYỄN THỊ CẨM THUY

Báo cáo này được đọc kèm với thuyết minh báo cáo tài chính

Chief Accountant

NGUYỄN MINH HẢI

General Director



NGUYỄN MẠNH TUẤN

NOTES TO THE FINANCIAL STATEMENTS
 Quarter 4 of 2025

The Notes to the Financial Statements are an integral part of the Financial Statements

1. OPERATING CHARACTERISTICS

1.1. Form of Capital Ownership

QP Green Investment Joint Stock Company was renamed from Ego Vietnam Investment Joint Stock Company, was established and is operating under the Business Registration Certificate No. 5400257584, initially issued on July 13, 2007, and amended for the 18th time on September 18, 2025, by the Business Registration Office under the Department of Finance of Ho Chi Minh City.

The registered head office of the Company is located at: No. 31 Dien Bien Phu Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam

The charter capital of the Company according to the Business Registration Certificate is VND 333,350,290,000 divided into 33,335,029 shares with a par value of VND 10,000 per share.

The shares of the Company are listed on the Hanoi Stock Exchange with the stock code "HKT".

1.2. Business sector: The Company operates in various fields

1.3. Business lines:

- Trading of wood, agricultural products, and construction materials;
- Trading of real estate and owned, used, or leased land use rights;
- Financial investment.

1.4. Operating characteristics of the Group during the period affecting the (Consolidated) Financial Statements

During the year, the Group expanded its operations involving the transfer of capital and shares invested in other entities, thereby recording a significant profit.

1.5. Consolidated subsidiaries

Total number of subsidiaries: 01 company.

Number of consolidated subsidiaries: 01 company.

Name of the Company	Head office	Capital contribution ratio		Interest ratio		Voting rights ratio	
		End of the Year	Beginning of the Year	End of the Year	Beginning of the Year	End of the Year	Beginning of the Year
Quang Phuc House Development Co., Ltd	F1 Townhouse, Huynh Thuc Khang Street, Binh Duong Ward, Ho Chi Minh City, Vietnam	99,63%	0%	99,63%	0%	99,63%	0%

1.6. Normal production and business cycle:

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

1.7. Structure of the Company

The registered head office of the Company is located at: No. 31, Dien Bien Phu Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS
Quarter 4 of 2025

The Notes to the Financial Statements are an integral part of the Financial Statements

The number of employees of the Company as of December 31, 2025, was 10 people (as of December 31, 2024: 3 people)

1.8. Statement on the information comparability of the Financial Statements

The figures presented in the Financial Statements for the fiscal year ended December 31, 2025, are comparable to the corresponding figures of the previous year.

2. ANNUAL ACCOUNTING PERIOD, ACCOUNTING CURRENCY

2.1 Annual accounting period

The fiscal year of the Company starts on January 01 and ends on December 31 annually.

2.2 Accounting and presentation currency

The currency of the Company used in accounting is Vietnam Dong ("VND"), which is also the currency used for preparing and presenting the financial statements purposes.

3. APPLICABLE ACCOUNTING STANDARDS AND REGIME APPLIED

3.1 Applicable accounting regime

The Company applies the Vietnamese Corporate Accounting Standards issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016, of the Ministry of Finance amending Circular No. 200/2014/TT-BTC dated December 22, 2014.

3.2 Statement on compliance with accounting standards and accounting regime

The General Director of the Company ensures compliance with the requirements of the Vietnamese Accounting Standards and the guiding documents on Standards issued by the State.

The Financial Statements are prepared and presented in accordance with the regulations of each Accounting Standard, Guiding Circulars for the implementation of Accounting Standards, and the Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016, of the Ministry of Finance amending Circular No. 200/2014/TT-BTC dated December 22, 2014.

4. ACCOUNTING POLICIES APPLIED

The following are the principal accounting policies adopted by the Company in preparing these financial statements.

The accounting policies adopted by the Company in preparing these Financial Statements are consistent with those applied in preparing the most recent annual Financial Statements.

4.1 Basis of preparation of financial statements

The Financial Statements are prepared on the accrual basis (except for information related to cash flows).

The accompanying Financial Statements are not intended to present the financial position, results of operations, and cash flows in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

NOTES TO THE FINANCIAL STATEMENTS
Quarter 4 of 2025

The Notes to the Financial Statements are an integral part of the Financial Statements

4.2 Foreign currency transactions

Transactions in currencies other than VND during the accounting period are translated into VND at the actual exchange rate on the transaction date.

Monetary assets and liabilities denominated in foreign currencies are translated into VND at the buying/selling exchange rates of the commercial bank where the Company regularly transacts business at the end of the accounting period.

Differences in exchange rate arising during the period from foreign currency transactions are recognized in financial income or financial expenses.

Differences in exchange rate resulting from the revaluation of foreign currency monetary items at the end of the accounting period, after offsetting increases and decreases, are recognized in financial income or financial expenses.

4.3 Cash and Cash equivalents

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

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value, with a maturity or recovery period not exceeding 3 months from the date of investment.

4.4 Financial investments

Investment in subsidiaries

Investment in subsidiaries initially recognized at cost, which includes the purchase price or the fair value of contributed assets, along with directly related investment costs.

The cost of the investment is not adjusted to market value, except when the enterprise is required to make a provision for impairment of financial investments as stipulated.

Dividends and distributed profits derived from profits generated prior to the investment date are recorded as a reduction in the value of the investment.

Dividends and distributed profits derived from profits generated after the investment date are recognized in financial income.

Dividends and profits received in shares are only tracked by the increase in the number of shares, without increasing the value of the investment.

Upon liquidation or disposal of the investment in a subsidiary, the difference between the proceeds received and the cost of the investment is recognized in financial income or financial expenses, respectively.

Investments in equity of other entities

Investments in equity of other entities are initially recognized at cost, which includes the purchase price or the contributed capital plus directly related investment costs. Dividends and profits generated prior to the investment date are accounted for as a reduction in the value of that investment. Dividends and profits generated after the investment date are recognized as revenue. Dividends received in shares are only tracked by the increase in the number of shares, without recognizing the value of the shares received.

Provision for devaluation of investments is established when the investee incurs losses, except where such losses were anticipated by the Company when making the investment decision. The provision for devaluation of investments is reversed when the investee subsequently generates profits to offset the losses for which the provision was previously established.

4.5 Receivables

NOTES TO THE FINANCIAL STATEMENTS
Quarter 4 of 2025

The Notes to the Financial Statements are an integral part of the Financial Statements

Receivables are monitored in detail by maturity, debtor, currency type, and other factors according to the Company's management requirements.

Receivables are accounted for according to the following principles:

- Trade receivables reflect commercial receivables arising from sales transactions between the Company and the buyer (independent entity, including receivables between the parent company and subsidiaries, joint ventures, and associates).
- Other receivables reflect non-commercial receivables, unrelated to sales transactions.

Trade receivables and other receivables classified as monetary items denominated in foreign currency are re-evaluated at the actual exchange rate on the reporting date.

Trade receivables and other receivables are recognized at cost less the provision for doubtful debts. The provision for doubtful debts is established for each doubtful receivable based on the period past due of the principal debt according to the initial debt commitment (disregarding any debt extensions between the parties), or based on the expected level of potential loss.

Receivables are classified as current and non-current on the financial statements based on the remaining maturity of the receivables at the reporting date.

4.6 Inventory

The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

The net realizable value of inventory is the estimated selling price of the inventory in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

The Company applies the perpetual inventory system to account for inventory, with the value determined as follows:

- | | | |
|---|---|---|
| - | Value of raw materials, tools and supplies, and merchandise | Specific identification and weighted average method |
|---|---|---|

Provision for devaluation of inventory is established for materials and goods in stock whose cost is greater than their net realizable value, as stipulated in Vietnamese Accounting Standard No. 02 "Inventory" and Circular No. 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance guiding the establishment and handling of provisions for devaluation of inventory, on investment losses, doubtful debts, and warranties for products, goods, services, and construction works.

4.7 Tangible fixed assets

Historical cost

Tangible fixed assets are presented at historical cost less accumulated depreciation. The historical cost of tangible fixed assets includes all costs incurred by the Company to acquire the fixed asset up to the point when the asset is ready for its intended use. Subsequent expenditures after initial recognition are only capitalized to the historical cost of the fixed asset if these expenditures are certain to increase the future economic benefits derived from the use of the asset. Other expenditures incurred that do not meet the above condition are recognized as production and business expenses in the period.

When tangible fixed assets are sold or liquidated, the cost and accumulated depreciation are derecognized, and the gain or loss resulting from the disposal is recognized in income or expense for the period.

NOTES TO THE FINANCIAL STATEMENTS
Quarter 4 of 2025

The Notes to the Financial Statements are an integral part of the Financial Statements

Depreciation

Tangible fixed assets are depreciated using the straight-line method based on their cost and estimated useful life.

The estimated useful life of tangible fixed assets is as follows:

-	Buildings and structures:	08 - 20 years
-	Machinery and equipment:	07 - 12 years
-	Means of transportation:	6-10 years

4.8 Prepaid expenses

Prepaid expenses include actual costs incurred that relate to the operating results of multiple accounting periods. The allocation of prepaid expenses to annual production and business expenses is based on the nature and extent of each type of cost, corresponding to the potential economic benefits generated by these costs.

The calculation and allocation of non-current prepaid expenses to production and business expenses for each accounting period are based on the nature and extent of each type of cost to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

4.9 Payables

Payables are tracked in detail by payment term, payable subject, currency of payment, and other factors according to the management requirements.

Payables are accounted for according to the following principles:

- Trade payables include commercial payables arising from transactions involving the purchase of goods, services, assets, and suppliers (which are entities independent of the buyer, including payables between the parent company and subsidiaries, joint ventures, and associates);
- Other payables include non-commercial payables not related to the purchase, sale, or supply of goods and services.

Trade payables and other payables are recognized at historical cost. Trade payables and other payables classified as monetary items denominated in foreign currency are revalued at the actual exchange rate on the reporting date.

When preparing the Financial Statements, the accountant classifies payables as non-current or current based on their remaining maturity. If there is evidence indicating that a loss is highly probable, the accountant immediately recognizes a payable based on the prudence principle.

4.10 Accrued expenses

Accrued expenses include payables for goods and services received from suppliers during the year but not yet actually paid due to the lack of invoices or insufficient accounting records and documents. These are recognized in the production and business expenses of the reporting period based on the terms stated in the corresponding contracts. Accrued expenses include: accrued interest expense, interest on issued bonds, and other accrued expenses.

4.11 Borrowings and finance lease liabilities

Borrowings are reflected at historical cost and tracked in detail according to the maturity of each loan. Borrowings with a repayment term exceeding 12 months from the date of the financial statements are presented as non-current borrowings. Borrowings with a repayment term within 12 months from the date of the financial statements are presented as short-term borrowings.

NOTES TO THE FINANCIAL STATEMENTS
Quarter 4 of 2025

The Notes to the Financial Statements are an integral part of the Financial Statements

Borrowing costs directly related to the acquisition, construction investment, or production of assets that require a relatively long period to complete and be ready for use or sale are capitalized into the cost of the asset until that asset is ready for its intended use or sale. Income arising from the temporary investment of borrowed funds is recorded as a reduction of the cost of the related asset.

All other interest expenses are recognized in the income statement when incurred.

4.12 Owner's equity

Contributed capital: Contributed capital is recognized based on the actual amount of capital contributed by shareholders at par value.

Capital surplus is recognized based on the difference between the issue price and the par value of shares upon initial issuance, subsequent issuance, the difference between the reissuance price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to the subsequent issuance of shares and the reissuance of treasury shares are recorded as a reduction of capital surplus.

Other capital: Other capital is formed by additions from the results of business operations.

4.13 Profit distribution

Profit after corporate income tax is distributed to shareholders after setting aside funds according to the charter of the Company and legal regulations, and after being approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into consideration non-monetary items included in undistributed retained earnings that may affect cash flow and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the 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.

4.14 Revenue and Income

Revenue from sales

Revenue is recognized when the Company is likely to receive economic benefits that can be reliably measured. Net revenue is determined at the fair value of the consideration received or receivable, after deducting trade discounts, sales allowances, and sales returns. Revenue from sales is recognized when all five (5) following conditions are simultaneously satisfied:

- The Company has transferred the significant risks and rewards of ownership of the goods or products to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the Company will receive the economic benefits associated with the sales transaction;
- The costs incurred or to be incurred in respect of the sales transaction can be measured reliably.

Revenue from services rendered

Revenue from a service rendered is recognized when the outcome of the transaction can be measured reliably. If the services are performed over multiple periods, revenue is recognized in the period based on the percentage of completion of the work performed as of the end of the accounting period. The outcome of a service rendering transaction is determined when all the following conditions are satisfied:

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- The revenue can be measured reliably.
- It is probable that the economic benefits associated with the service rendering transaction will flow to the Company.
- The percentage of completion of the work performed as of the end of the annual accounting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service rendering transaction can be measured reliably.

Interest income

Interest income is recognized on an accrual basis, determined based on the balances of deposit accounts and the effective interest rate for each period.

Income from dividends and distributed profits

Dividends and distributed profits are recognized when the right to receive dividends or profits from capital contributions of the Company is established. Stock dividends received are only tracked by the increase in the number of shares, and the value of the shares received is not recognized.

4.15 Expenses

Cost of goods sold

Cost of goods sold for the period is recognized consistently with the revenue generated during the period and ensures compliance with the prudence principle. Losses standard material and goods wastage, excessive costs beyond normal limits, and losses of inventories (after deducting recoveries from responsible parties, are fully and promptly recognized in the cost of goods sold for the period.

Financial expenses

Financial expenses include: borrowing costs, interest expenses (including amounts accrued) that are not capitalized, and other financial expenses arising during the financial period, which are recognized in the income statement of the reporting period.

4.16 Tax

Value Added Tax (VAT)

The Company applies the declaration and calculation of VAT in accordance with the guidance of the current tax law.

Corporate Income Tax

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

Current income tax is the amount of 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 losses carried forward.

Deferred income tax is the amount of corporate income tax that will be payable or recoverable due to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax base. Deferred 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 the deductible temporary differences can be utilized.

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Other taxes

Other taxes and fees are declared and paid by the enterprise to the tax authority in strict accordance with current State regulations.

The tax reports of the Company are subject to examination by the tax authorities. Due to the application of tax laws to specific transactions and the varying interpretations, understandings, and acceptance thereof, the figures in the financial statements may differ from those determined by the tax authorities.

4.17 Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to the common shareholders of the Parent Company by the weighted average number of common shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to the common shareholders of the Parent Company by the weighted average number of common shares outstanding during the period and the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common shares.

4.18 Segment reporting

Business segments include business line segments and geographical segments.

A business segment is a separately identifiable component engaged in providing products or services that is subject to risks and economic benefits different from those of other business segments.

A geographical segment is a separately identifiable component engaged in providing products or services within a particular economic environment and is subject to risks and economic benefits different from those of business segments operating in other economic environments.

4.19 Related parties

Parties are considered related if one party has the ability to control the other party in making financial and operating policy decisions, or has the right to participate in making the other party's financial and operating policy decisions, but does not control those policies.

Related parties include:

- Enterprises, including the parent company, subsidiaries, and individuals, directly or indirectly through one or more intermediaries, that control the Company, are controlled by the Company, or are under common control with the Company;
- Associates;
- Individuals who directly or indirectly hold voting power in the Company that gives them significant influence over the Company, including their close family members.
- Key management personnel are those having authority and responsibility for planning, directing, and controlling the activities of the reporting entity, including directors, company management staff, and close family members of these individuals;
- Entities owned by the directors or principal shareholders of the Company and entities that share a key management personnel member with the Company.

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5. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

5.1. Cash and Cash equivalents

	<u>31/12/2025</u>	<u>01/10/2025</u>
	VND	VND
+ Cash	396.746.891	154.639.071
+ Cash in banks	7.193.263.020	5.674.831.138
+ Cash equivalents	500.000	-
Total	<u>7.590.509.911</u>	<u>5.829.470.209</u>

5.2. Short-term financial investments

			<u>31/12/2025</u>	<u>01/10/2025</u>
			VND	VND
Trading securities				
		Number of Shares		
+ BID	Joint Stock Commercial Bank for Investment and Development of Vietnam	35.000	1.537.002.050	1.537.002.050
+ CTG	Vietnam Joint Stock Commercial Bank for Industry and Trade	42.667	1.514.718.675	1.514.718.675
	* Shares	29.500		
	* Stock dividends	13.167		
+ HDB	Ho Chi Minh City Development Joint Stock Commercial Bank	58.360	1.451.323.725	1.451.323.725
	* Shares	45.000		
	* Stock dividends	13.360		
+ SSI	SSI Securities Corporation	47.880	1.557.944.135	1.438.244.135
	Total		<u>6.060.988.585</u>	<u>5.941.288.585</u>

On December 18, 2025, received notification of stock dividend distribution for stock code CTG: Vietnam Joint Stock Commercial Bank for Industry and Trade: the number of shares is 13,167 shares, rights not yet settled.

On December 19, 2025, received notification of stock dividend distribution for stock code HDB: Ho Chi Minh City Development Joint Stock Commercial Bank: the number of shares is 13,360 shares, rights not yet settled.

5.3. Provision for diminution in value of securities

Stock code	Opening balance	Provision during the year	Reversal of provision during the year	Closing balance
SSI		(109.574.135)		(109.574.135)
BID		(175.502.050)		(175.502.050)
TOTAL		(285.076.185)		(285.076.185)

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5.4. Trade receivables

	<u>31/12/2025</u>	<u>01/10/2025</u>
	VND	VND
Current		
+ Kyoto Group Wood Plastic Joint Stock Company	600.000.000	-
+ Other trade receivables	1.186.503.456	3.142.500.385
Total	<u>1.786.503.456</u>	<u>3.142.500.385</u>

5.5. Prepayments to suppliers

	<u>31/12/2025</u>	<u>01/10/2025</u>
	VND	VND
Current		
+ Thang Long Auditing and Valuation Co., Ltd - T.D.K	27.000.000	-
+ Mat Bao Joint Stock Company	15.900.000	-
+ Timberlink Forest Solutions International Co.,Ltd		381.309.643
+ Other prepayments to suppliers	9.627.925.022	2.000.000
<i>Payment for the purchase of capital contribution in Quang Phuc House Development Co., Ltd</i>		
+ Ha Thi Hong Minh		19.168.888.889
+ Quang Phuc Industrial Investment Joint Stock Company		251.851.851.852
Total	<u>9.670.825.022</u>	<u>271.404.050.384</u>

5.6. Other receivables

	<u>31/12/2025</u>	<u>01/10/2025</u>
	Value	Value
<i>Receivables from related parties</i>	-	-
<i>Receivables from other parties</i>	43.846.708.055	59.306.612.329
- Quang Phuc Industrial Investment Joint Stock Company (*)	43.843.852.055	59.266.712.329
- Advances	2.856.000	-
- Other receivables		39.900.000
Total	<u>43.846.708.055</u>	<u>59.306.612.329</u>

(*) The deposit paid to Quang Phuc Industrial Investment Joint Stock Company to purchase 92.59% of the capital contribution in Quang Phuc Housing Development Co., Ltd. has not yet been refunded, amounting to VND 41,660,000,000, plus penalty interest for late deposit refund calculated up to December 31, 2025, amounting to VND 2,183,852,055, according to Contract No. 016A/QP-QPX signed on September 08, 2025

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5.7. Inventories

	31/12/2025		01/10/2025	
	Historical cost VND	Provision VND	Historical cost VND	Provision VND
+ Unfinished production and business costs	373.950.022.720	-	-	-
+ Merchandise	1.702.317.649	-	-	-
Total	375.652.340.369	-	-	-

5.8. Provision for doubtful debts

Changes in the provision for doubtful debts are as follows:

Item	End of period	Beginning of period
Opening balance	(1.186.503.456)	(1.186.503.456)
Additional provision		
Reversal of provision		
Closing balance	(1.186.503.456)	(1.186.503.456)

Doubtful debts:

	31/12/2025		01/10/2025	
	Historical cost VND	Recoverable value VND	Historical cost VND	Recoverable value VND
Mr. Ahmad Shad Asah Safl LTD	1.186.503.456	-	1.186.503.456	-
Total	1.186.503.456	-	1.186.503.456	-

5.9. Prepaid expenses

	31/12/2025	01/10/2025
	VND	VND
a) Current	131.255.719	30.296.971
b) Non-current	138.371.527	115.405.000
+ Repair of fixed assets	-	-
+ Other non-current prepaid expenses	138.371.527	115.405.000
Total	269.627.246	145.701.971

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5.10. Increase and decrease in tangible fixed assets

Item	Buildings structures	Machinery and equipment	Transportation and transmission equipment	Grand Total
	VND	VND	VND	VND
<u>Historical cost</u>				
Opening balance	-	-	-	-
Increase in assets			910.000.000	910.000.000
Liquidation and disposal	-	-	-	-
Closing Balance	-	-	910.000.000	910.000.000
<u>Accumulated depreciation</u>				
Opening balance	-	-	-	-
Depreciation during the year	-	-	7.746.416	7.746.416
Other decrease	-	-	-	-
Closing Balance	-	-	7.746.416	7.746.416
<u>Net book value</u>				
Opening balance	-	-	-	-
Closing Balance	-	-	902.253.584	902.253.584

5.11. Long-term financial investments

	31/12/2025 VND	01/10/2025 VND
+ Investment in equity of other entities	25.000.000.000	8.390.000.000
*QP TOWNSHIP JOINT STOCK COMPANY	25.000.000.000	
* DAI THANH PHAT INVESTMENT AND TRADING JOINT STOCK COMPANY		8.390.000.000
Total	25.000.000.000	8.390.000.000

- Purchase of shares in QP Township Joint Stock Company under Contract No.: 01/2025/HĐCN-QPTOWNSHIP signed on December 18, 2025 (2,500,000 shares * VND 10,000, ownership percentage 3%).

5.12. Goodwill

Goodwill arising from the acquisition of subsidiaries	Opening balance	Increase during the year	Amortization during the year	Closing balance
Quang Phuc Housing Development Co., Ltd.	-	2.505.062.061	(62.626.551)	2.442.435.510
Total	-	2.505.062.061	(62.626.551)	2.442.435.510

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5.13. Current trade payables

	31/12/2025		01/10/2025	
	Value	Payable amount	Value	Payable amount
	VND	VND	VND	VND
+ Thanh Do Technology Investment Joint Stock Company	540.000.000	540.000.000	540.000.000	540.000.000
+ Payables to other parties	1.190.951.134	1.190.951.134	676.153.648	676.153.648
Total	1.730.951.134	1.730.951.134	676.153.648	676.153.648

5.14. Current prepayment from customers

	31/12/2025	01/10/2025
	VND	VND
+ Dang Quang Thai	-	2.400.000.000
+ Other trade receivables	-	-
Total	-	2.400.000.000

5.15. Taxes and payables to the State

	Opening balance		Closing balance	
	Payable	Paid	Payable	Receivable
- Value Added Tax (VAT)	46.561.884	-	46.313.084	4.446.166.830
- Import Value Added Tax (VAT)	-	-	-	-
- Corporate Income Tax (CIT)	152.822.349	-	1.441.715.779	-
- Personal Income Tax (PIT)	71.981.249	-	94.950.066	-
- Land and Housing Tax	-	5.142.084	-	5.142.084
- License Tax	-	-	-	-
- Other taxes	5.153.343	-	5.153.343	-
Total	276.518.825	5.142.084	1.588.132.272	4.451.308.914

5.16. Current accrued expenses

	31/12/2025	01/10/2025
	VND	VND
+ Interest expense	65.821.487	40.291.624
+ Other current payables	-	45.000.000
Total	65.821.487	85.291.624

NOTES TO THE FINANCIAL STATEMENTS

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5.17. Borrowings and finance lease liabilities

	31/12/2025		During the period		Increase during the period due to consolidation	01/10/2025	
	Value	Recoverable amount VND	Increase	Decrease		Value	Recoverable amount VND
Current loans							
+ Loan from VPBank Securities Joint Stock Company (1)	2.941.288.585	2.941.288.585	2.941.288.585	VND	2.941.288.585	VND	2.941.288.585
	2.941.288.585	2.941.288.585	2.941.288.585		2.941.288.585		2.941.288.585
Non-current loans							
+ Agribank (2)	120.076.422.095	120.076.422.095	10.725.071.374	-	109.351.350.721	-	-
	120.076.422.095	120.076.422.095	10.725.071.374		109.351.350.721		-

1. Margin loan from VPBank Securities Joint Stock Company of VND 2.941,288,585 with a maturity of 3-month and an annual interest rate of 12.5% from August 22, 2025, to November 19, 2025, and an annual interest rate of 13% from November 20, 2025, to December 31, 2025
2. Loan from Vietnam Bank for Agriculture and Rural Development – Song Than Industrial Park Branch, Loan Contract No. 5590-LAV-20250507 signed on July 30, 2025. Loan limit of VND 500,000,000,000. Loan purpose is to settle reasonable and legitimate costs, excluding VAT, for the implementation of the Quang Phuc 3 Residential Area Project in Binh My commune, Bac Tan Uyen district, Binh Duong province, now Binh Co Ward, Ho Chi Minh City, and/or to guarantee the financial obligations of the Investor towards the buyers of the Project products.

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The collateral is the Quang Phuc 3 Residential Area Project, with an asset value of VND 1,201,446,000,000, and land use rights along with assets attached to the land, according to the following Mortgage Contracts: Mortgage Contract No. 5590-LCL-202500156 signed on March 24, 2025, Mortgage Contract No. 5590-LCL-202500676 signed on July 28, 2025, and Mortgage Contract No. 5590-LCL-202500677 signed on July 28, 2025.

NOTES TO THE FINANCIAL STATEMENTS
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5.18. Other current payables

	<u>31/12/2025</u>	<u>01/10/2025</u>
	VND	VND
+ Other current payables for investment contracts		3.000.000.000
+ Other payables and remittances	37.825.363	13.126.566
Total	<u>37.825.363</u>	<u>3.013.126.566</u>

5.19. Owners' equity

a) Changes in owners' equity: detailed in Appendix 01

b) Details of capital contribution

	<u>31/12/2025</u>		<u>01/10/2025</u>	
	Ratio (%)	Value (VND)	Ratio (%)	Value (VND)
Ms. Vi Thi Dung	60,297%	201.000.000.000	1,6%	1.000.000.000
Mrs. Duong Thi Chin	20,999%	70.000.000.000	-	-
Other parties	18,704%	62.350.290.000	98,4%	60.350.290.000
Total	<u>100,00%</u>	<u>333.350.290.000</u>	<u>100,00%</u>	<u>61.350.290.000</u>

c) Share transactions and distribution of dividends, profit sharing

	<u>Current year</u>	<u>Previous year</u>
	VND	VND
Contributed capital		
+ Opening contributed capital	61.350.290.000	61.350.290.000
+ Increase in contributed capital during the period	272.000.000.000	-
+ Decrease in contributed capital during the period	-	-
+ Closing contributed capital	333.350.290.000	61.350.290.000
Dividends, profits distributed	-	-

d) Shares

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Number of shares registered for issuance	33.335.029	6.135.029
Number of shares issued to the public	33.335.029	6.135.029
+ <i>Common shares</i>	33.335.029	6.135.029
Number of shares repurchased	-	-
+ <i>Common shares</i>	-	-
Number of outstanding shares	33.335.029	6.135.029
+ <i>Common shares</i>	33.335.029	6.135.029

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(*) Par value of outstanding shares: VND 10,000 per share

e) Report on the issuance results and the purpose of capital utilization

Based on the Minutes and Resolutions of General Meeting of Shareholders No. 02/2025/NQ-ĐHĐCĐ dated May 29, 2025, regarding the approval of the issuance plan; the total capital/amount raised: VND 272,000,000,000 has been used for the following purposes:

No.	Capital utilization	Value VND	Stage of progress
01	Investment in purchasing equity from contributing members of Quang Phuc Housing Development Co., Ltd. Contributing member: Quang Phuc Industrial Investment Joint Stock Company	251.851.851.852	- Completion date of the payment: 10/09/2025 - Completion date of the change of Business Registration Certificate of Quang Phuc Housing Development Co., Ltd.: 03/10/2025
02	Investment in purchasing equity from contributing members of Quang Phuc Housing Development Co., Ltd. Contributing member: Quang Phuc Industrial Investment Joint Stock Company: Ms. Ha Thi Hong Minh	19.140.740.741	- Completion date of the payment: 10/09/2025 - Completion date of the change of Business Registration Certificate of Quang Phuc Housing Development Co., Ltd.: 03/10/2025
03	Payment of other expenses		
3.1	- Payment of personal income tax for Ms. Ha Thi Hong Minh	28.148.148	Completion date of the payment: 25/09/2025
3.2	- Purchase 2 cars	979.259.259	Completion date of the payment: 12/12/2025
TOTAL		272.000.000.000	

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6. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (CONSOLIDATED)

6.1. Revenue from sales of goods and services rendered

	Quarter 4/2025	
	Current Year VND	Previous Year VND
Revenue from sales	26.085.000	
Revenue from services rendered	-	
Total	26.085.000	

6.2. Cost of goods sold

	Quarter 4/2025	
	Current Year VND	Previous Year VND
Cost of goods sold	25.397.711	
Total	25.397.711	

6.3. Financial income

	Quarter 4/2025	
	Current Year VND	Previous Year VND
- Interest from deposits and loans	2.401.887	
- Gains from disposal of investments	7.389.500.000	
- Dividends and shared profits	29.025.000	
- Other revenue from financial activities		
Total	7.420.926.887	

6.4. Financial expenses

	Quarter 4/2025	
	Current Year VND	Previous Year VND
- Interest expense	94.362.984	
- Investment losses	285.076.185	
- Other financial expenses	14.233.120	
Total	393.672.289	

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The Notes to the Financial Statements are an integral part of the Financial Statements

6.5. Other income

	Quarter 4/2025	
	Current Year VND	Previous Year VND
- Liquidation of assets on land		
+ Income		
+ Book value		
+ Other liquidation expenses		
- Liquidation of fixed assets		
+ Income		
+ Book value		
- Compensation income	1.947.410.534	
- Other income	136.153.114	
Total	2.083.563.648	

6.6. Other expenses

	Quarter 4/2025	
	Current Year VND	Previous Year VND
- Loss from liquidation of fixed assets	-	
- Other expenses	83.900.094	
Total	83.900.094	

6.7. Selling expenses

	Quarter 4/2025	
	Current Year VND	Previous Year VND
Selling expenses	8.000.000	
Total	8.000.000	

6.8. General and administrative expenses

	Quarter 4/2025	
	Current Year VND	Previous Year VND
General and administrative expenses	2.434.814.968	
Total	2.434.814.968	

6.9. Current corporate income tax expense

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The Notes to the Financial Statements are an integral part of the Financial Statements

	Quarter 4	
	Year 2025	Year 2024
Corporate Income Tax payable during the period is estimated as follows:		
Total accounting profit before tax	6.584.790.473	
<i>Of which:</i>		
- Accounting profit before tax from real estate transfer activities		
- Accounting profit before tax from other business activities	6.584.790.473	
Adjustments increasing and decreasing accounting profit to determine corporate income taxable profit:		
- Adjustments increasing profit	158.034.814	
+ Non-deductible expenses	10.777.094	
+ Goodwill	62.626.551	
+ Adjustment for losses in subsidiary	84.631.169	
- Adjustments decreasing profit		
Taxable income	6.742.825.287	
<i>Of which:</i>		
- Taxable income from real estate transfer activities		
- Taxable income from other business activities	6.742.825.287	
Tax-exempt income	29.250.000	
- Dividends received from securities investments	29.250.000	
Carryforward of losses from previous periods	-	
Income Subject to Tax Calculation	6.713.575.287	
Standard tax rate	20%	
Corporate Income Tax payable based on Income Subject to Tax Calculation during the period	1.342.715.057	
Adjustment of Corporate Income Tax of prior periods	(53.821.627)	
Total payable Corporate Income Tax	1.288.893.430	

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7. OTHER INFORMATION

7.1. Contingent assets

As of the date of this report, the Company has no contingent assets.

7.2. Contingent liabilities

As of the date of this report, the Company has no contingent liabilities.

7.3. Transactions with related parties

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

Other related parties of the Company include:

Related Party	Relationship
1. PT & Partners Single-member Limited Liability Law Company	Common key member
2. Ms. Vi Thi Dung	Major shareholder (Holding 60.297%)
3. Ms. Duong Thi Chin	Major shareholder (Holding 20.999%)
4. QP Construction Investment Joint Stock Company	Common major shareholder
5. Quang Phuc House Development Limited Company	Subsidiary (Capital contribution ratio 99.63%)
6. QP Town Ship Joint Stock Company	Investment in other entity (ratio 3%)

INCOME OF THE BOARD OF DIRECTORS, BOARD OF SUPERVISORS, AND BOARD OF MANAGEMENT DURING THE PERIOD

	Q4/2025 INCOME REMUNERATION	
BOARD OF DIRECTORS		
- Mr. Pham Tu Trong	Chairman of the BOD	0 VND
- Mr. Nguyen Hong Anh Kha	Member of the BOD	0 VND
- Ms. Nguyen Thi Thuy Ngan	Member of the BOD	0 VND
- Mr. Tran Hoang Khang	Independent Member of the BOD	0 VND
AUDIT COMMITTEE		
- Mr. Tran Hoang Khang	Head of the Audit Committee	0 VND
- Ms. Nguyen Thi Thuy Ngan	Member of the Audit Committee	0 VND
BOARD OF MANAGEMENT		
- General Director		143,666,666 VND
- Other management positions		998,867,261 VND
TOTAL		1,142,533,927 VND

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The Notes to the Financial Statements are an integral part of the Financial Statements

7.4. Collateral

Collateral for other entities

- Certificate of Land Use Rights, Ownership of Houses and Land-Attached Assets issued under number CM855477, certificate entry number: CT18704, issued by the Department of Natural Resources and Environment of Binh Duong province on March 26, 2018 (updated on April 18, 2022). Mortgaged for Letter of Guarantee No. 301/TBL-BIDV.BD dated June 27, 2023, issued by Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) to the Department of Planning and Investment of Binh Duong province.
- The mortgaged assets are the Quang Phuc 3 Residential Area Project, with an asset value of VND 1,201,446,000,000, and land use rights along with land-attached assets under the following Mortgage Contracts: Mortgage Contract No. 5590-LCL-202500156 signed on March 24, 2025, Mortgage Contract No. 5590-LCL-202500676 signed on July 28, 2025, and Mortgage Contract No. 5590-LCL-202500677 signed on July 28, 2025.

Mortgage assets of other entities

The Company did not hold collateral assets from another party as of December 31, 2025.

7.5. Other information

During the accounting period, QP Green Investment Joint Stock Company paid VND 270,992,592,593 on September 10, 2025, and VND 28,148,148 on September 24, 2025, to purchase capital contributions in Quang Phuc House Development Co., Ltd. under contract No. 016A/QP-QPX signed on September 08, 2025, and contract No. 02/2025/HĐCNV-HHM signed on September 08, 2025.

The Business Registration Certificate was completed on October 03, 2025, and Quang Phuc House Development Co., Ltd. officially became a subsidiary of QP Green Investment Joint Stock Company on October 03, 2025.

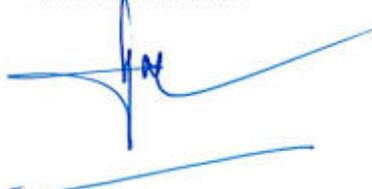
Ho Chi Minh City *28/10/2026*.

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

QP GREEN JOINT STOCK COMPANY

ADDRESS: No. 31 DIEN BIEN PHU, TAN DINH WARD, HO CHI MINH CITY, VIETNAM

Thuyết minh báo cáo tài chính (tiếp theo)

For the financial period ended on December 31, 2025

APPENDIX 01: CHANGES IN OWNER'S EQUITY

Item	Contributed capital	Capital surplus	Development and investment fund	Undistributed profit after tax	Non-controlling interests	Total
A	1	2	4	5	6	7
1. Balance as of October 01, 2024					-	-
2. Increase during the previous period	-	-	-	-	-	-
- Increase in profit	-	-	-	-	-	-
- Contributed capital	-	-	-	-	-	-
3. Decrease during the previous period		-	-	-	-	-
4. Balance as of December 31, 2024	-	-	-	-	-	-
5. Balance as of October 01, 2025	333.350.290.000	-	287.923.633	9.312.894.812		342.951.108.445
6. Increase during the current period	-	-	-	5.296.210.178	996.884.507	6.293.094.685
- Increase in profit				5.296.210.178	(313.135)	5.295.897.043
- Consolidation adjustment entry				-	997.197.642	997.197.642
7. Decrease during the current period	-	-	-	-	-	-
- Dividend payment						
8. Balance as of December 31, 2025	333.350.290.000	-	287.923.633	14.609.104.990	996.884.507	349.244.203.130

Prepared by

Nguyễn Thị Cẩm Thuý

Chief Accountant

Nguyễn Minh Hải



General Director

Nguyễn Mạnh Tuấn

Ho Chi Minh City, January 02, 2026

