

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 1/2026

(CONSOLIDATED) STATEMENT OF FINANCIAL POSITION
As at 31st March 2026

Currency: VND

Code	ASSETS	Notes	Ending balance of period	Beginning balance of period
1	2	3	4	5
100	A. CURRENT ASSETS AND SHORT-TERM INVESTMENTS		498.943.212.475	447.717.124.605
110	I. Cash and cash equivalents	V.1	13.944.233.272	7.590.509.988
111	1. Cash		13.943.733.272	7.590.009.988
112	2. Cash equivalents		500.000	500.000
120	II. Short-term financial investments	V.2a	10.382.467.491	5.775.912.400
121	1. Trading securities		10.782.045.626	6.060.988.585
122	2. Provision for devaluation of trading securities		(399.578.135)	(285.076.185)
123	3. Held-to-maturity investments		-	-
130	III. Accounts receivable		83.655.200.665	54.117.533.077
131	1. Short-term trade receivables	V.3	600.000.000	1.786.503.456
132	2. Short-term advance payments to suppliers	V.4	40.278.899.130	9.670.825.022
135	3. Short-term loan receivables		-	-
136	4. Other short-term receivables	V.5	42.776.301.535	43.846.708.055
137	5. Provision for doubtful debts	V.6	-	(1.186.503.456)
140	IV. Inventories	V.7	385.519.273.721	375.652.340.369
141	1. Inventories		385.519.273.721	375.652.340.369
160	V. Other current assets		5.442.037.326	4.580.828.771
161	1. Short-term prepaid expenses		323.077.909	129.519.857
162	2. VAT deductible		5.113.817.333	4.446.166.830
163	3. Tax receivables		5.142.084	5.142.084
200	B. FIXED ASSETS AND LONG-TERM INVESTMENTS		15.866.841.943	28.485.769.725
220	II. Fixed assets		864.336.920	902.253.584
221	1. Tangible fixed assets	V.8	864.336.920	902.253.584
222	- Historical cost		910.000.000	910.000.000
223	- Accumulated depreciation		(45.663.080)	(7.746.416)
260	VI. Long-term financial investments		12.500.000.000	25.000.000.000
263	3. Investment in other entities	V.2b	12.500.000.000	25.000.000.000
270	VII. Other non-current assets		2.502.505.023	2.583.516.141
271	1. Long-term prepaid expenses		121.747.776	140.107.389
279	5. Goodwill	V.9	2.380.757.247	2.443.408.752
280	TOTAL ASSETS		514.810.054.418	476.202.894.330

QP GREEN INVESTMENT JOINT STOCK COMPANY

Address: No. 31 Dien Bien Phu street, Tan Dinh ward, Ho Chi Minh city

(consolidated) Statement of Financial Position (cont.)

As at 31st March 2026

Code	RESOURCES	Notes	Ending balance of period	Beginning balance of period
1	2	3	4	5
300	C. LIABILITIES		162.555.339.850	126.957.717.881
310	I. Current liabilities		3.657.164.075	6.881.295.786
311	1. Short-term trade payables	V.10	1.748.862.586	1.730.951.134
314	4. Short-term taxes and statutory obligations	V.11	920.914.438	1.588.132.272
315	5. Payables to employees		646.481.251	277.340.584
316	6. Short-term accruals		15.000.000	65.821.487
320	9. Other short-term payables		85.969.439	37.825.363
321	10. Short-term finance lease loans and liabilities	V.12a	-	2.941.288.585
323	12. Bonus and welfare funds	V.13	239.936.361	239.936.361
330	II. Non-current liabilities		158.898.175.775	120.076.422.095
339	7. Long-term finance lease loans and liabilities	V.12b	158.898.175.775	120.076.422.095
400	D. OWNERS' EQUITY	V.14	352.254.714.568	349.245.176.449
411	1. Owners' invested equity		333.350.290.000	333.350.290.000
411a	- Common stocks with voting rights		333.350.290.000	333.350.290.000
418	8. Development and investment funds		287.923.633	287.923.633
420	10. Undistributed earnings after tax		17.618.855.048	14.609.080.426
420a	- Accumulated undistributed earnings after tax to the end of previous year		14.609.080.426	9.244.971.761
420b	- Accumulated undistributed earnings after tax in current year		3.009.774.622	5.364.108.665
429	11 Benefits of non-controlling shareholders		997.645.887	997.882.390
440	TOTAL RESOURCES		514.810.054.418	476.202.894.330

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI



Ho Chi Minh city, 24 April 2026

General Director



NGUYEN MANH TUAN

(CONSOLIDATED) INCOME STATEMENT
 For the accounting period ended 31st March 2026

Currency: VND

Code	ITEMS	Notes	Quarter I		Accumulated from the beginning of year to	
			Current year	Previous year	Current year	Previous year
1	2	3	4	6	5	7
01	1. Revenues from sale of goods and rendering of services	VI.1	-	17.465.353.355	-	17.465.353.355
02	2. Revenue deductions		-	-	-	-
10	3. Net revenues from sale of goods and rendering of services		-	17.465.353.355	-	17.465.353.355
11	4. Cost of goods sold	VI.2	-	16.943.830.723	-	16.943.830.723
20	5. Gross profit from sale of goods and rendering of services		-	521.522.632	-	521.522.632
21	6. Profit/(Loss) on disposal of investment properties					
22	7. Income from financial activities	VI.3	3.959.291.399	799.889	3.959.291.399	799.889
23	8. Expenses from financial activities	VI.4	385.220.932	226.638.040	385.220.932	226.638.040
24	- In which: Interest expenses		50.802.793	226.638.040	50.802.793	226.638.040
25	9. Selling expenses	VI.5	-	-	-	-
26	10. General & administration expenses	VI.6	2.469.687.654	179.722.371	2.469.687.654	179.722.371
27	11. Profit/ Loss in the joint ventures, associates					
30	12. Net profit/(loss) from operating activities		1.104.382.813	115.962.110	1.104.382.813	115.962.110
31	13. Other income	VI.7	2.727.353.314	544.181.110	2.727.353.314	544.181.110
32	14. Other expenses	VI.8	30.549.310	334.076.904	30.549.310	334.076.904
40	15. Other profit		2.696.804.004	210.104.206	2.696.804.004	210.104.206
50	16 Total pre-tax accounting profit		3.801.186.817	326.066.316	3.801.186.817	326.066.316
51	17. Current Corporate Income tax expenses	V.11	791.648.698	65.209.263	791.648.698	65.209.263
52	18. Deferred Corporate Income tax expenses		-	-	-	-
60	19. Profit/(loss) after corporate income tax		3.009.538.119	260.857.053	3.009.538.119	260.857.053
61	20. Profit after tax of shareholders of holding company		3.009.774.622	260.857.053	3.009.774.622	260.857.053
62	21. Benefits of non-controlling shareholders		(236.503)	-	(236.503)	-
70	22. Gains on stock	VI.9	90	43	90	43
71	23. Diluted gains on stock	VI.10	90	43	90	43

Ho Chi Minh city, 24 April 2026

Prepared by

NGUYEN THI CAM THUY

Chief Accountant

NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

(CONSOLIDATED) CASH FLOW STATEMENT

(As per Indirect Method)

For the accounting period ended 31st March 2026

Currency: VND

Code	Items	Notes	Quarter 1/2026	Quarter 1/2025
1	2	3	4	5
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Net profit/(loss) before tax		3.801.186.817	326.066.316
	2. Adjustments for:		(920.630.544)	3.358.781
02	- Depreciation and amortization of fixed assets and investment properties	V.8; V.10	100.568.169	8
03	- Provisions		(1.072.001.506)	-
04	- (Gains)/Losses of exchange rate differences due to the revaluation of the ending balances in foreign currencies		-	-
05	- (Profit)/ loss from investing activity		-	(223.279.267)
06	- Borrowing costs	VI.4	50.802.793	226.638.040
07	- Other adjustments		-	-
08	3. Operating income/(loss) before changes in working capital		2.880.556.273	329.425.097
09	- (Increase)/decrease in receivables		(29.081.466.140)	(2.023.626.059)
10	- (Increase)/decrease in inventory		(9.866.933.352)	3.578.589.094
11	- Increase/(decrease) in payables (excluding interest payable, CIT payables)		416.308.731	4.183.677.511
12	- Increase/(decrease) in prepaid expenses		(112.546.934)	-
13	- Increase/(decrease) in trading securities		(4.721.057.041)	-
14	- Borrowing costs paid		(116.624.280)	(540.582.019)
15	- Corporate income tax (CIT) paid	V.11	(1.424.979.068)	-
16	- Other cash inflows from operating activities		-	-
17	- Other cash outflows from operating activities		-	-
20	Net cash inflows/(outflows) from operating activities		(42.026.741.811)	5.527.483.624
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase of fixed assets and other long-term assets		-	-
22	2. Proceeds from disposals of fixed assets and other long-term assets		-	515.471.600
23	3. Loans to other entities and payments for purchase of debt instruments of other entities		-	4.700.000.000
24	4. Repayments from borrowers and proceeds from sales of debt instruments of other entities		-	-
25	5. Payments for investments in other entities		-	-
26	6. Proceeds from sales of investments in other entities		12.500.000.000	10.910.000.000
27	7. Interest and dividends received		-	779.889
30	Net cash inflows/(outflows) from investing activities		12.500.000.000	16.126.251.489
	III. CASH FLOW FROM FINANCING ACTIVITIES			
31	1. Proceeds from issue of stocks, capital contribution of the owner		-	-
32	2. Capital redemption of the owners, the acquisition of issued stocks		-	-
33	3. Proceeds from borrowings	V.12	42.870.677.970	-
34	4. Repayments of borrowing principal	V.12	(6.990.212.875)	(15.000.000.000)
35	5. Repayments of finance lease principal		-	-
36	6. Dividends, gains paid to the owner		-	-
40	Net cash inflows/(outflows) from financing activities		35.880.465.095	(15.000.000.000)
50	Net cash inflows/(outflows) in year (20+30+40)		6.353.723.284	6.653.735.113
60	Cash and cash equivalents at the beginning of the year		7.590.509.988	2.214.960.125
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the year	V.1	13.944.233.272	8.868.695.238

Prepared by

NGUYEN THI CAM THUY

Chief Accountant

NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

NOTES TO THE (CONSOLIDATED) FINANCIAL STATEMENTS

For the accounting period ended 31st March 2026

These notes form an integral part of and should be read in conjunction with the (consolidated) Financial Statements for the accounting period ended 31st March 2026 of QP Green Investment Joint Stock Company and 01 subsidiary (hereafter referred to as “the Group”).

I. OPERATION FEATURES

1. Forms of ownership

QP Green Investment Joint Stock Company is joint stock company.

2. Lines of business

The Group operates in many different fields.

3. Business activities

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

4. Normal business and production cycle

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

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

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

6. Consolidated subsidiaries

Total number of subsidiaries: 01 company.

Number of consolidated subsidiaries: 01 company.

Subsidiary

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

7. Employees

As at the accounting period ended, there are 16 employees who are working at the Group.

8. Statement on the Comparability of Information in the Consolidated Financial Statements

The Group has obtained control of the subsidiary in Quarter 4 of 2025, therefore the figures in previous year do not include those of the subsidiary.

II. ACCOUNTING PERIOD, AND REPORTING CURRENCY

1. The Company's fiscal year

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

2. Reporting currency and methods of foreign currency translation

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

III. ADOPTED ACCOUNTING REGIME AND STANDARDS

1. Applicable accounting regime

The Group has applied the Accounting Standards and the Vietnamese Corporate Accounting System in accordance with the Circular No. 99/2025/TT-BTC dated 27th October 2025 of the Ministry of Finance which comes into force from 01st January 2026, Circular No. 202/2014/TT-BTC dated 22nd December 2014 and Circular No. 43/2026/TT-BTC dated 20 April, 2026 on amending and supplementing a number articles of the Circular No. 202/2014/TT-BTC dated 22nd December 2014 in the preparation of the (consolidated) Financial Statements.

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

The General Director ensures to follow all the requirements of the accounting standards and the Vietnamese Corporate accounting system promulgating together with the Circular No. 99/2025/TT-BTC dated 27th October 2025 of the Ministry of Finance which comes into force from 01st January 2026, Circular No. 202/2014/TT-BTC dated 22nd December 2014 and Circular No. 43/2026/TT-BTC dated 20 April, 2026 on amending and supplementing a number articles of the Circular No. 202/2014/TT-BTC dated 22nd December 2014 in the preparation of the (consolidated) Financial Statements.

3. Registered accounting documentation system:

General journal recording (on computer).

IV. ADOPTED ACCOUNTING POLICIES

1. Basic for preparing the (consolidated) Financial statements

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

QP GREEN INVESTMENT JOINT STOCK COMPANY

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Notes to the (consolidated) Financial Statements (cont.)

For the accounting period ended 31st March 2026

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

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

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

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

2. Cash and cash equivalents

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

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

3. Financial investments

Trading securities

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

Trading securities are recorded in the accounting books at their historical cost. Historical cost of trading securities is determined by the fair value of the payments as of the date transactions arise plus the expenses related to transaction of purchasing trading securities.

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

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

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

Investments in other entities

Investments in other entities is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment. Dividends and profits relating to periods prior to the acquisition date of an investment are accounted for as a reduction of the carrying amount of that investment. Dividends and profits relating to periods subsequent to the acquisition date are recognized as income. Stock dividends received are recorded by tracking the additional number of shares only, without recognizing the value of the shares received.

A provision for impairment of investments is recognized when the investee incurs losses, except where such losses were anticipated by the Company at the time the investment decision was made. The



provision for impairment of investments is reversed when the investee subsequently generates profits to offset the losses for which a provision had previously been made

4. **Receivables**

Doubtful receivables are presented by book value subtracting the provisions for doubtful receivables.

Receivables are classified as trade receivables and other receivables comply with the following principles:

- Trade receivables reflect the commercial elements arising from selling - purchasing transactions between the Company and the buyer is an independent entity.
- Other receivables reflect the non-commercial elements, unrelated to selling - purchasing transactions.

Provision for doubtful receivables: are prepared for each doubtful debt based on the overdue debts or the estimated losses which may arise.

Increase/Decrease in the balance of provisions for doubtful receivables must be made as at the accounting period ended and are recognized in the general & administration expenses.

5. **Inventories**

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

Historical costs of inventories includes the acquisition cost and other direct related expenses arising to obtain inventory in current status and place.

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

The value of inventories are recognized at the weighted average method and recorded at the perpetual method.

Provision for devaluation of inventory is made for each item based on their costs is higher than their net realizable values. Increase/Decrease in the balance of provision for devaluation of inventory must be made as at the end of the accounting period and are recognized in the cost of goods sold.

6. **Prepaid expenses**

Prepaid expenses include the actual arising costs but related to the operating results of numerous accounting periods. The Group's prepaid expenses include:

Tools

Expenses on tools being put into use are allocated into expenses in accordance with the straight line method for the maximum period of 36 months.

7. **Tangible fixed assets**

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

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

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

Kinds of fixed assets

Years

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Notes to the (consolidated) Financial Statements (cont.)

For the accounting period ended 31st March 2026

Building and structures	08 – 20
Machineries and equipments	07 – 12
Vehicles	06 – 10

8. Business combinations and goodwill

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

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

9. Asset acquisitions and Business combinations

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

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

10. Liabilities and accruals

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

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

- Trade payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity, include payables from import by a trustee.
- Accruals reflect the payables to the received goods and services from seller or provided to buyer but not yet paid due to do not have invoice or insufficient accounting records and vouchers and payable to employees on sabbatical salary, operating costs must be accrued.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

11. Basis for calculation and deduction of wage

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

12. Owners' equity

Owners's invested equity

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

13. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Group's Charter as well as regulations and being approved by the General Meeting of Shareholders. Distribution of profits to shareholders is considered non-monetary items in undistributed earnings after tax which can affect the cash flows and ability to pay dividends such as profit from revaluation of the contributed assets, revaluation of monetary items, financial instruments and other non-monetary items. Dividends are recorded as liabilities when being approved by the General Meeting of Shareholders.

14. Recognition of revenues and income

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

Revenues from sale of merchandises

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

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

Revenues from rendering of services

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

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

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

Interest

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

15. Cost of goods sold

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

16. Expenses from financial activities

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

17. Selling expenses and General & administration expenses

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

18. Borrowing costs

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

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

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

19. Transactions in foreign currencies

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

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

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

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

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

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

20. Corporate income tax (CIT)

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

Current corporate income tax

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

Corporate income tax (CIT) rate of 20%

Deferred Corporate income tax

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

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

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

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

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

21. Related parties

A party is considered a related party of the company in case that party is able to control the company or to cause material effects on the financial decisions as well as the operations of the company. A party also is considered a related party of the company in case that party is under common control or significant influence.

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

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE (CONSOLIDATED) BALANCE SHEET (Currency: VND)

1. Cash and cash equivalents

	<u>31st March 2026</u>	<u>01st January 2026</u>
Cash on hand	3,635,434,785	396,746,891
Cash at bank	7,986,298,487	7,193,263,097
Cash in transit	2,322,000,000	
Cash equivalents	500,000	500,000
Total	<u><u>13,944,233,272</u></u>	<u><u>7,590,509,988</u></u>

2. Investments in financial assets

a) Trading securities

	31 st March 2026			01 st January 2026		
	Historical cost	Fair value (*)	Provision	Historical cost	Fair value (*)	Provision
Short-term stock investments ⁽¹⁾	10,782,045,626	10,382,467,491	(399,578,135)	6,060,988,585	5,775,912,400	(285,076,185)
Total	10,782,045,626	10,382,467,491	(399,578,135)	6,060,988,585	5,775,912,400	(285,076,185)

(*) Fair value is determined as follows: for stocks with a market price, fair value is the value based on the closing price on 31st March 2026.

The movement on provision for devaluation of trading securities as follows:

	31 st March 2026	01 st January 2026
Beginning balance of period	(285,076,185)	-
Make supplement provision	(290,004,000)	(285,076,185)
Reversal of provision	175,502,050	-
Ending balance of period	(399,578,135)	(285,076,185)

b) Investment in other entities

	31 st March 2026			01 st January 2026		
	Historical cost	Fair value ⁽¹⁾	Provision	Historical cost	Fair value	Provision
<i>Investment in other entities</i>	12,500,000,000	12,500,000,000	-	25,000,000,000	25,000,000,000	-
QP Township JSC ⁽¹⁾	12,500,000,000	12,500,000,000	-	25,000,000,000	25,000,000,000	-
Total	12,500,000,000	12,500,000,000	-	25,000,000,000	25,000,000,000	-

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

⁽¹⁾ As at 31st March 2026, the Group holds 1,250,000 stocks, equivalent to proportion of interest/voting rights of the Group in QP Township JSC is 1.5% (at the beginning of the year was 3%)

3. Short-term trade receivables

	31 st March 2026		01 st January 2026	
	Amount	Provision	Amount	Provision
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other parties</i>	600,000,000	-	1,786,503,456	(1,186,503,456)
- Mr Ahmad Shad - Asah Safi LTD	-	-	1,186,503,456	(1,186,503,456)
- Kyoto Group Plastic Wood JSC	600,000,000	-	600,000,000	-
Total	600,000,000	-	1,786,503,456	(1,186,503,456)

4. Short-term advance payments to suppliers

	<u>31st March 2026</u>	<u>01st January 2026</u>
<i>Advance payments to related parties</i>	-	-
<i>Advance payments to other suppliers</i>	40,278,899,130	9,670,825,022
- An Duc Real Estate Consulting and Construction JSC (1)	3,968,785,472	5,417,925,022
- Quang Minh Phat Construction and Trading JSC (2)	4,158,000,000	4,158,000,000
- QP Construction Investment JSC (3)	29,875,810,546	-
- Others	2,276,303,112	94,900,000
Total	<u>40,278,899,130</u>	<u>9,670,825,022</u>

- (1) This is an advance payment for the infrastructure construction contract of the Quang Phuc 3 housing project under the Contract No. 3009/2025/HĐTC/PTN.QP-AĐ dated 30th September 2025.
- (2) This is an advance payment for the electrical work contract of the Quang Phuc 3 housing project under the Contract No. 2411/2025/HĐTC/PTN.QP-QMP dated 24th November 2025.
- (3) This is an advance payment for the construction contract of the Quang Phuc 3 housing project under the Contract No. 1901/2026/HĐTC/PTN.QP-QPCONS.

5. Other short-term receivables

	<u>31st March 2026</u>		<u>01st January 2026</u>	
	Amount	Provision	Amount	Provision
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other parties</i>	42,776,301,535	-	43,846,708,055	-
- Quang Phuc Industry Investment JSC (*)	42,530,736,985	-	43,843,852,055	-
- Advances	-	-	2,856,000	-
- Mortgages, deposits	245,564,550	-	-	-
Total	<u>42,776,301,535</u>	<u>-</u>	<u>43,846,708,055</u>	<u>-</u>

(*) This is the advance deposit under the Capital transfer contract No. 016A/QP-QPX dated 08th September 2025. On 08th January 2026, the Group and Quang Phuc Industry Investment JSC had agreed on the direction of cooperation in using this deposit according to one of the following options: investment cooperation in operating factory premises for lease, relending or purchasing shares. Furthermore, according to the agreement, while awaiting the finalization of the investment plan, the Group will receive an estimated penalty interest rate of 15% per year starting from 20th September 2025.

6. Provision for doubtful debts

The movement on provision for doubtful debts as follows:

	<u>31st March 2026</u>	<u>01st January 2026</u>
Beginning balance of period	(1,186,503,456)	(1,186,503,456)
Make supplement provision	-	-

Reversal of provision	1,186,503,456	-
Ending balance of period	-	(1,186,503,456)

7. Inventories

	31 st March 2026		01 st January 2026	
	Historical cost	Provision	Historical cost	Provision
- Raw materials and supplies	-	-	-	-
- Finished goods	-	-	-	-
- Work-in-process (*)	383,816,956,072	-	373,950,022,720	-
- Merchandises	1,702,317,649	-	1,702,317,649	-
Total	385,519,273,721	-	375,652,340,369	-

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

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

- Projected land area to be used: 137,821.1 m²;

- Population size: 2,134 people;

- Preliminary housing product structure: approximately 568 terraced houses.

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

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

8. Tangible fixed assets

	Buildings and structures	Machineries and equipments	Vehicles	Total
Historical cost				
- Beginning balance of period	-	-	910,000,000	910,000,000
- Increase during period	-	-	-	-
- Decrease during period	-	-	-	-
+ Liquidation, disposals	-	-	-	-
Ending balance of period (*)	-	-	910,000,000	910,000,000
Depreciation				
- Beginning balance of period	-	-	7,746,416	7,746,416
- Depreciation during period	-	-	37,916,664	37,916,664
- Depreciation decreased during period	-	-	-	-
+ Liquidation, disposals	-	-	-	-

QP GREEN INVESTMENT JOINT STOCK COMPANY
Address: No. 31 Dien Bien Phu street, Tan Dinh ward, Ho Chi Minh city.
Notes to the (consolidated) Financial Statements (cont.)
For the accounting period ended 31st March 2026

Ending balance of period	-	-	45,663,080	45,663,080
Net book value				
Beginning balance of period	-	-	902,253,584	902,253,584
Ending balance of period	-	-	864,336,920	864,336,920

(*) Historical cost of fully-depreciated tangible fixed assets is still in used with amount of VND 0.

9. Goodwill

Goodwill arises from the acquisition of subsidiaries	Beginning balance of period	Increase during period	Allocation during period	Ending balance of period
- Quang Phuc Housing Development Co., Ltd.	2,443,408,752	-	(62,651,505)	2,380,757,247
Total	2,443,408,752	-	(62,651,505)	2,380,757,247

10. Short-term trade payables

	31st March 2026	01st January 2026
<i>Payables to related parties</i>	-	-
<i>Payables to other suppliers</i>	1,748,862,586	1,730,951,134
- Phu Gia Hoa Consulting - Design - Construction Co., Ltd.	940,000,000	940,000,000
- Thanh Do Investment Technology JSC	540,000,000	540,000,000
- Others	268,862,586	250,951,134
Total	1,748,862,586	1,730,951,134

11. Tax and statutory obligations

	Beginning balance of period		Arising during period		Ending balance of period	
	Payable	Receivable	Payable	Already paid	Payable	Receivable
- Value added tax (VAT)	46,313,084	-	-	-	46,313,084	-
- Corporate income tax (CIT)	1,441,715,779	-	791,648,698	(1,424,979,068)	808,385,409	-
- Personal income tax (PIT)	94,950,066	-	166,078,601	(199,966,065)	61,062,602	-
- Property tax	-	5,142,084	33,705,000	(33,705,000)	-	5,142,084
- Other taxes	5,153,343	-	13,473,000	(13,473,000)	5,153,343	-
Total	1,588,132,272	5,142,084	1,004,905,299	(1,672,123,133)	920,914,438	5,142,084

Value added tax (VAT)

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

Corporate income tax (CIT)

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

	31st March 2026
Total pre-tax accounting profit	3,801,186,817
<i>In which:</i>	
- Pre-tax accounting profit from property transfer activities	
- Pre-tax accounting profit from other business activities	3,801,186,817
Increase / Decrease adjustments of accounting profit to determine profit subject to corporate income tax:	
- Increase adjustments	157,056,671
+ Non-deductible expenses	30,549,310
+ Goodwill	62,651,505
+ Subsidiaries' loss	63,855,856
- Decrease adjustments	
+ Dividends distribution	
Taxable income	3,958,243,488
<i>In which:</i>	
- Pre-tax accounting profit from other business activities	3,958,243,488
Transferred losses from previous years	
Taxed income	3,958,243,488
<i>In which:</i>	
- Pre-tax accounting profit from property transfer activities	
- Pre-tax accounting profit from other business activities	3,958,243,488
Ordinary tax rate	20%
CIT payable from taxed income during period	791,648,698
CIT payable in arrears from previous periods	
Total Corporate income tax (CIT) payable	791,648,698

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

12a. Short-term finance lease loans and liabilities

Details	31 st March 2026		01 st January 2026	
	Amount	Ability to repay	Amount	Ability to repay
<i>Short-term loans payable to related parties</i>	-	-	-	-
<i>Short-term loans payable to other organizations and individuals</i>	-	-	2,941,288,585	2,941,288,585
- VPBank Securities JSC ⁽¹⁾	-	-	2,941,288,585	2,941,288,585
Total	-	-	2,941,288,585	2,941,288,585

QP GREEN INVESTMENT JOINT STOCK COMPANY

Address: No. 31 Dien Bien Phu street, Tan Dinh ward, Ho Chi Minh city.

Notes to the (consolidated) Financial Statements (cont.)For the accounting period ended 31st March 2026*The movement on short-term finance lease loans and liabilities during period is as follows:*

	Beginning balance of period	Arising during period	Already paid during period	Ending balance of period
Short-term loans	2,941,288,585	4,048,924,290	(6,990,212,875)	-
Total	2,941,288,585	4,048,924,290	(6,990,212,875)	-

12b. Long-term finance lease loans and liabilities

Details	31 st March 2026		01 st January 2026	
	Amount	Ability to repay	Amount	Ability to repay
<i>Long-term loans payable to related parties</i>	-	-	-	-
<i>Long-term loans payable to other organizations and individuals</i>	158,898,175,775	158,898,175,775	120,076,422,095	120,076,422,095
Vietnam Bank for Agriculture and Rural Development (Agribank)– Song Than Industrial Zone Branch ⁽¹⁾	158,898,175,775	158,898,175,775	120,076,422,095	120,076,422,095
Total	158,898,175,775	158,898,175,775	120,076,422,095	120,076,422,095

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

- The credit amount granted is VND 500,000,000,000.
- Loan purpose: Payment of reasonable and legitimate costs (excluding VAT) for the implementation of the Quang Phuc 3 Housing Project in Binh My commune, Bac Tan Uyen district, Binh Duong province (address after administrative boundary merger is Binh Co ward, Ho Chi Minh city) and/or Guarantee of the Investor's financial obligations to buyers of the Project's products.
- The loan term is 72 months, starting from the day following the first disbursement date.
- The fixed interest rate for the first 24 months is 6.0%, after which an adjustable interest rate will apply.
- Collateral: Property rights arising from the Quang Phuc 3 Housing Project of the Group and the land-use right at land plot No. 110, Nam Tan Uyen Industrial Park, Khanh Binh ward, Tan Uyen city, Binh Duong (currently Tan Hiep ward, Ho Chi Minh city) owned by Quang Phuc Industrial Investment JSC, the land-use right at No. 217, 51 in Dong Sac hamlet, Binh My commune, Bac Tan Uyen district, Binh Duong province (currently Binh Co ward, Ho Chi Minh city) owned by Mr. Le Quang Phuc – authorized representative of Ms. Le Thi Ngoc Dung (refer to the Notes No. V7).

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

	Beginning balance of period	Increase due to consolidation	Arising during period	Already paid during period	Ending balance of period
Long-term loans	120,076,422,095	-	38,821,753,680	-	158,898,175,775
Total	120,076,422,095	-	38,821,753,680	-	158,898,175,775

13. Bonus and welfare funds

	<u>31st March 2026</u>	<u>01st January 2026</u>
- Beginning balance of period	239,936,361	239,936,361
- Make appropriation during period	-	-
- Spending during period	-	-
Ending balance of period	<u>239,936,361</u>	<u>239,936,361</u>

14. Owners' equity

14.1. The movement on the owners' equity

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

14.2. Details of the owners' invested equity are as follows:

Details	<u>31st March 2026</u>		<u>01st January 2026</u>	
	Common stock capital	Proportion (%)	Common stock capital	Proportion (%)
- Ms Vi Thi Dung	201,000,000,000	60.297%	201,000,000,000	60.297%
- Ms Duong Thi Chin	70,000,000,000	20.999%	70,000,000,000	20.999%
- Others	62,350,290,000	18.704%	62,350,290,000	18.704%
Total	<u>333,350,290,000</u>	<u>100%</u>	<u>333,350,290,000</u>	<u>100%</u>

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

	<u>31st March 2026</u>	<u>01st January 2026</u>
- Owners' invested equity		
+ Beginning balance of period	61,350,290,000	61,350,290,000
+ Increase in period	272,000,000,000	-
+ Decrease in period	-	-
+ Ending balance of period	333,350,290,000	61,350,290,000
- Dividends and profit already divided	-	-

14.4. Stocks

	<u>31st March 2026</u>	<u>01st January 2026</u>
Number of stocks being registered to issue	33,335,029	6,135,029
Number of stocks already issued / public offering	33,335,029	6,135,029
- Common stocks	33,335,029	6,135,029
Number of buy-back stocks	-	-
- Common stocks	-	-
Number of outstanding stocks	33,335,029	6,135,029
- Common stocks	33,335,029	6,135,029
Nominal value of outstanding stocks (10,000VND/stock)	10,000	10,000

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE (CONSOLIDATED) INCOME STATEMENTS (Currency: VND)

1. Revenues from sale of goods and rendering of services

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
- Sale of goods	-	17,465,353,355
- Rendering of services	-	-
Total	<u>-</u>	<u>17,465,353,355</u>

The Company has not incurred revenues from related parties.

2. Cost of goods sold

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
- Goods sold	-	16,943,830,723
- Services provided	-	-
Total	<u>-</u>	<u>16,943,830,723</u>

3. Income from financial activities

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
- Interest on deposits and loans	1,570,200	799,889
- Profits from selling investments	3,957,721,199	-
Total	<u>3,959,291,399</u>	<u>799,889</u>

4. Expenses from financial activities

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
- Loan interest	50,802,793	226,638,040
- Provision for impairment of trading securities and investment losses	290,004,000	-
- Others	44,414,139	-
Total	<u>385,220,932</u>	<u>226,638,040</u>

5. General & administration expenses

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
- Goodwill	62,651,505	-
- General & administration expenses	2,407,036,149	179,722,371
Total	<u>2,469,687,654</u>	<u>179,722,371</u>

6. Other income	Quarter 1/2026	Quarter 1/2025
- Liquidation of fixed assets	-	515,471,600
- Income from compensation	1,540,849,858	-
- Others	1,186,503,456	28,709,510
Total	2,727,353,314	544,181,110
7. Other expenses	Quarter 1/2026	Quarter 1/2025
- Liquidation of fixed assets	-	292,972,222
- Others	30,549,310	41,104,682
Total	30,549,310	334,076,904
8. Gains on stock	Quarter 1/2026	Quarter 1/2025
Accounting profit after corporate income tax	3,009,538,119	260,857,053
Increase/decrease adjustments accounting profit to determine profit/loss is distributed to shareholders who own common stocks:		
- Separate the interests of non-controlling shareholders	236,503	-
Profit to calculate gains on stock	3,009,774,622	260,857,053
Average outstanding common stocks during period (stock)	33,335,029	6,135,029
Gains on stock (VND/stock)	90	43
9. Diluted gains on stock	Quarter 1/2026	Quarter 1/2025
Accounting profit after corporate income tax	3,009,538,119	260,857,053
Increase/decrease adjustments accounting profit to determine profit/loss is distributed to shareholders who own common stocks:		
- Benefits of non-controlling shareholders	236,503	-
Profit to calculate diluted gains on stock	3,009,774,622	260,857,053
Average outstanding common stocks during period (stock)	33,335,029	6,135,029
Number of common stocks expected to be issued additionally after the accounting period (stock)	-	-
Diluted gains on stock (VND/stock)	90	43

10. Expenses from operating activities by nature

	Quarter 1/2026	Quarter 1/2025
- Office equipments	17,312,034	-
- Wages and salary	2,017,930,939	96,461,154
- Depreciation / Amortization of fixed assets	37,916,664	
- Outsourcing expenses	263,079,419	46,776,606
- Others	133,448,598	36,534,611
Total	2,469,687,654	179,722,371

VII. OTHER INFORMATION (Currency: VND)

1. Contingent assets

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

2. Contingent liabilities

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

3. Transactions and balances with related parties

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

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

Full name	Position	Quarter 1/2026	Quarter 1/2025
<i>Salary, bonus, remuneration</i>			
Nguyen Manh Tuan	General Director	148,390,314	-
Trac Van Long	Chief Financial Officer	397,478,349	-
Le Du Dang Khoa	Deputy General Director	415,492,878	-
Nguyen Minh Hai	Chief Accountant	106,121,400	-
Nguyen Thi Huong	Chief Accountant (dismissed on 31 st March 2025)	-	36,000,000
Total		1,067,482,941	36,000,000

3.2. Transactions with other related parties

The Company's other related parties include:

Related parties	Relationship
1. QP Construction Investment JSC	- Having the same key member - Having the same major shareholder
2. PT & Partners Law Firm LLC	Having the same key member
3. Thai Binh Binh Duong JSC	Having the same key member
4. Ms Vi Thi Dung	Major shareholder (holding 60.297%)
5. Ms Duong Thi Chin	Major shareholder (holding 20.999%)

Transaction details:

During period, an advance deposit of VND 29,875,810,546 was made with QP Construction Investment Joint Stock Company under the Contract No. 1901/2026/HĐTC/PTN.QP-QPCONS for the construction of the Quang Phuc residential area project.

4. Collateral

Collateral for other entities

The Group used the Quang Phuc 3 Housing Project as collateral for loans from Vietnam Bank for Agriculture and Rural Development (Agribank)– Song Than Industrial Zone Branch on 30th July 2025. (refer to the Notes No. V7, V.13).

Mortgage assets of other entities

The Group used the land-use rights of Quang Phuc Industrial Investment JSC and Mr. Le Quang Phuc – authorized representative of Ms. Le Thi Ngoc Dung as collateral for loans from Vietnam Bank for Agriculture and Rural Development (Agribank)– Song Than Industrial Zone Branch on 28th July 2025. (refer to the Notes No. V.13).

5. Going-concern assumption

As at the date of the (consolidated) Financial Statements, there is not any factor which affect the going-concern assumption of the Company, Therefore, the (consolidated) Financial Statements for the accounting period ended 31st March 2026 are prepared on the basis of the going-concern assumption.

6. Subsequent events

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

Ho Chi Minh city, 24 April 2026.

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

QP GREEN INVESTMENT JOINT STOCK COMPANY

Address: No. 31 Dien Bien Phu street, Tan Dinh ward, Ho Chi Minh city

Notes to the (consolidated) Financial Statements (cont.)

For the accounting period ended 31st March 2026

APPENDIX NO. 01 - THE MOVEMENT ON THE OWNERS' EQUITY

Items	Owners' invested equity	Development and investment funds	Undistributed earnings after tax	Benefits of non-controlling shareholders	Total
A	1	2	3	4	5
1. Balance as at 01st January 2025	61.350.290.000	287.923.633	9.244.971.761	-	70.883.185.394
2. Increase in previous year	-	-	260.857.053	-	260.857.053
- Increase profit	-	-	260.857.053	-	260.857.053
3. Decrease in previous year	-	-	-	-	-
4. Balance as at 31st March 2025	61.350.290.000	287.923.633	9.505.828.814	-	71.144.042.447
5. Balance as at 01st January 2026	333.350.290.000	287.923.633	14.609.080.426	997.882.390	349.245.176.449
6. Increase in current year	-	-	3.009.774.622	(236.503)	3.009.538.119
- Increase capital contribution	-	-	-	-	-
- Profit / loss during year	-	-	3.009.774.622	(236.503)	3.009.538.119
7. Decrease in current year	-	-	-	-	-
8. Balance as at 31st March 2026	333.350.290.000	287.923.633	17.618.855.048	997.645.887	352.254.714.568

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI



Ho Chi Minh city, 24 April 2026

General Director

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