CÔNG TY CỔ PHẦN QP HOLDINGS
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QP HOLDINGS JOINT STOCK COMPANY
Address: Level 16, Vietcombank Tower,
No. 5 Cong Truong Me Linh,
Sai Gon Ward, Ho Chi Minh City

Financial Statements

INCLUDE:

- **Statement of Financial Position**
- **Income Statement**
- **Cash Flow Statement**
- **Notes to Financial Statements**

Quarter 3/2026

STATEMENT OF FINANCIAL POSITION (SEPARATE)

As of September 30, 2026

Unit: VND

ASSETS	Code	Notes	At the end of this period	At the beginning of this period
1	2	3	4	5
A- CURRENT ASSETS	**100**		**110,178,668,471**	**57,114,640,086**
I. Cash and cash equivalents	**110**	V.1	**55,652,688,345**	**4,812,914,938**
1. Cash	111		55,652,688,345	4,812,914,938
2. Cash equivalents	112		-	-
II. Short-term financial investments	**120**	V.2	**48,271,836,976**	**5,775,912,400**
1. Trading securities	121	V.2a	6,123,978,855	6,060,988,585
2. Provision for devaluation in short-term financial investments (*)	122	V.2a	(255,704,615)	(285,076,185)
3. Held-to-maturity investments	123	V.2b	42,403,562,736	-
4. Provision for short-term held-to-maturity investments (*)	124		-	-
III. Current receivables	**130**		**2,171,296,367**	**44,489,608,055**
1. Current trade receivables	131	V.3	-	1,786,503,456
2. Current prepayments to suppliers	132	V.4	1,208,138,985	42,900,000
3. Other current receivables	135	V.5	963,157,382	43,846,708,055
4. Provision for current doubtful debts (*)	136	V.6	-	(1,186,503,456)
5. Current assets awaiting resolution	137		-	-
IV. Inventories	**140**		**1,702,317,649**	**1,702,317,649**
1. Inventories	141	V.7	1,702,317,649	1,702,317,649
2. Provision for devaluation of inventories (*)	142		-	
V. Current biological assets	**150**		-	-
VI. Other current assets	**160**		**2,380,529,134**	**333,887,044**
1. Current deferred expenses	161	V.8a	366,075,209	85,456,190
2. Deductible value added tax (VAT)	162		2,009,311,841	243,288,770
3. Tax and other receivables from State budget	163	V.11	5,142,084	5,142,084
B- NON-CURRENT ASSETS	**200**		**511,080,517,248**	**297,036,058,908**
I. Non-current receivables	**210**		-	-
1. Other non-current receivables	215		-	
6. Provision for non-current doubtful debts (*)	216		-	-
II. Fixed assets	**220**	V.9	**788,503,592**	**902,253,584**
1. Tangible fixed assets	221		788,503,592	902,253,584
- Historical cost	222		910,000,000	910,000,000
- Accumulated depreciation (*)	223		(121,496,408)	(7,746,416)
2. Finance lease fixed assets	224		-	-
3. Intangible fixed assets	227		-	-
III. Non-current biological assets	**230**		-	-
IV. Investment properties	**240**		-	-
V. Non-current assets in progress	**250**		-	-
VI. Long-term financial investments	**260**	V.2c	**487,283,675,093**	**296,020,740,741**
1. Investments in subsidiaries	261		487,283,675,093	271,020,740,741
2. Investments in equity of other entities	263		-	25,000,000,000
4. Provision for long-term investments in other entities (*)	264		-	-
VII. Other non-current assets	**270**		**23,008,338,563**	**113,064,583**
1. Non-current deferred expenses	271	V.8b	23,008,338,563	113,064,583
TOTAL ASSETS (280 = 100 + 200)	**280**		**621,259,185,719**	**354,150,698,994**

LIABILITIES AND EQUITY	Code	Notes	At the end of this period	At the beginning of this period
1	2	3	4	5
A- LIABILITIES	**300**		**262,638,584,004**	**5,756,435,786**
I. Current liabilities	**310**		**30,638,584,004**	**5,756,435,786**
1. Current trade payables	311	V.10	118,750,717	606,091,134
2. Dividends and profits payable	313		-	-
3. Taxes and payables to the State	314	V.11	2,717,865,828	1,588,132,272
4. Payable to employees	315		447,859,352	277,340,584
5. Current accrued expenses	316	V.12	483,711,973	65,821,487
6. Other current payables	320	V.14	224,133,819	37,825,363
7. Current borrowings and finance lease liabilities	321	V.13a	26,191,761,608	2,941,288,585
8. Bonus and welfare funds	323	V.15	454,500,707	239,936,361
II. Non-current liabilities	**330**		**232,000,000,000**	-
9. Non-current borrowings and finance lease liabilities	339	V.13b	232,000,000,000	-
B- OWNER'S EQUITY	**400**	V.16	**358,620,601,715**	**348,394,263,208**
I. Owner's equity	**410**		**358,620,601,715**	**348,394,263,208**
1. Owner's contributed capital	411		346,683,680,000	333,350,290,000
- Ordinary shares with voting rights	*411a*		*346,683,680,000*	*333,350,290,000*
2. Investment and development fund	418		287,923,633	287,923,633
3. Undistributed profit after tax	420	V.16	11,648,998,082	14,756,049,575
- Undistributed profit after tax accumulated up to the end of the	*420a*		1,208,095,229	9,244,971,761
- Undistributed profit after tax for the current period	*420b*		10,440,902,853	5,511,077,814
TOTAL SOURCES (440 = 300 + 400)	**440**		**621,259,185,719**	**354,150,698,994**

Ho Chi Minh City, October 29, 2026

Prepared by	Chief Accountant	Legal Represenative
TRAN THIEN TRI	NGUYEN MINH HAI	NGUYEN MANH TUAN

INCOME STATEMENT (SEPARATE)

For the accounting period ended on September 30, 2026

Unit: VND

ITEMS	Code	Notes	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales of goods and services rendered	**01**	VI.1	**4,898,845,198**	**2,272,085,220**	**6,552,595,198**	**41,488,118,096**
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and services rendered	**10**		**4,898,845,198**	**2,272,085,220**	**6,552,595,198**	**41,488,118,096**
4. Cost of goods sold	11	VI.2	-	2,136,495,002	-	40,247,389,720
5. Gross profit from sales of goods and services rendered	**20**		**4,898,845,198**	**135,590,218**	**6,552,595,198**	**1,240,728,376**
6. Gain/loss from sale and disposal of investment property	**21**		-	-	-	-
7. Financial income	22	VI.3	13,067,060,910	45,334,268	21,651,100,488	50,097,971
8. Financial expenses	23	VI.4	12,005,512,330	43,451,952	12,755,310,470	270,089,992
Of which: Interest expense	*24*		*3,625,284,027*	*40,291,624*	*3,792,541,413*	*266,929,664*
9. Selling expenses	25	VI.5	-	5,699,000	-	69,351,800
10. General and administrative expenses	26	VI.6	2,409,252,404	1,313,374,604	6,345,197,153	1,701,674,425
11. Net profit from operating activities	**30**		**3,551,141,374**	**(1,181,601,070)**	**9,103,188,063**	**(750,289,870)**
12. Other income	31	VI.7	1,113,426,983	268,422,035	4,202,168,210	1,474,012,193
13. Other expenses	32	VI.8	98,927,585	240,121,005	334,482,165	465,168,179
14. Other profit	**40**		**1,014,499,398**	**28,301,030**	**3,867,686,045**	**1,008,844,014**
15. Total accounting profit before tax	**50**		**4,565,640,772**	**(1,153,300,040)**	**12,970,874,108**	**258,554,144**
16. Current corporate income tax expense	51	VI.9	807,813,672	-	2,529,971,255	190,631,093
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after corporate income tax	**60**		**3,757,827,100**	**(1,153,300,040)**	**10,440,902,853**	**67,923,051**
19. Basic earnings per share	**70**		-	-	-	-
20. Diluted earnings per share	**71**		-	-	-	-

Ho Chi Minh City, October 29, 2026

Prepared by	Chief Accountant	General Director
TRAN THIEN TRI	NGUYEN MINH HAI	NGUYEN MANH TUAN

CASH FLOW STATEMENT (SEPARATE)
(Indirect method)
For the accounting period ended on September 30, 2026

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of Quarter III/2026	Accumulated from the beginning of the year to the end of Quarter III/2025
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**12.970.874.108**	**258.554.144**
2. Adjustments for:			**(11.231.216.374)**	**1.704.576.016**
- Depreciation of fixed assets and investment property	02	V.9	113.749.992	-
- Provisions	03	V.2a; V.6	(1.215.875.026)	-
- Unrealized foreign exchange gain/loss from revaluation of monetary items denominated in foreign currency	04		-	-
- Gain/loss from investing and financing activities	05		(13.921.632.753)	1.437.646.352
- Interest expense	06	VI.4	3.792.541.413	266.929.664
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	**08**		**1.739.657.734**	**1.963.130.160**
- (Increase)/decrease in receivables	09		9.622.160.948	(7.731.675.035)
- (Increase)/decrease in inventories	10		-	5.595.483.421
- (Increase)/decrease in payables (excluding interest payable, corporate income tax payable)	11		(105.771.824)	3.191.732.320
- (Increase)/decrease in prepaid expenses	12		(23.175.892.999)	304.002.886
- (Increase)/decrease in trading securities	13		(62.990.270)	(5.941.288.585)
- Interest expense paid	14		(3.374.650.927)	(540.582.019)
- Corporate income tax paid	15	V.11	(1.424.979.068)	(163.851.919)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		-	-
Net cash flows from operating activities	**20**		***(16.782.466.406)***	***(3.323.048.771)***
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for acquisition and construction of fixed assets and other non-current assets	21		-	-
2. Receipts from disposal of fixed assets and other non-current assets	22		-	2.400.000.000
3. Payments for lending or purchasing debt instruments of other entities	23	V.2b	(11.300.000.000)	-
4. Receipts from collection of lending or selling debt instruments of other entities	24	V.2b	14.274.000.000	4.700.000.000
5. Payments for investments in equity of other entities	25	V.2c	(234.297.400.000)	(271.020.740.741)
6. Receipts from withdrawal of equity of other entities	26		43.034.465.648	10.910.000.000
7. Receipts from interest, dividends, and profit shared	27		660.701.142	7.011.011
Net cash flows from investing activities	**30**		***(187.628.233.210)***	***(253.003.729.730)***
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Receipts from issuing shares and capital contributions from owners	31		-	272.000.000.000
2. Payments for capital returned to owners, or reacquisition of shares issued by the entity	32		-	-
3. Receipts from borrowings	33	V.13	454.114.540.388	2.941.288.585
4. Payments for principal of loans	34	V.13a	(198.864.067.365)	(15.000.000.000)
5. Payments for principal of finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	**40**		***255.250.473.023***	***259.941.288.585***
Net cash flows during the period (20+30+40)	**50**		**50.839.773.407**	**3.614.510.084**
Cash and cash equivalents at the beginning of the period	**60**		**4.812.914.938**	**2.214.960.125**
Effect of exchange rate fluctuations on foreign currency cash balances	61		-	-
Cash and cash equivalents at the end of the period	**70**		**55.652.688.345**	**5.829.470.209**

Ho Chi Minh City, October 29, 2026

Prepared by	Chief Accountant	General Director
TRAN THIEN TRI	NGUYEN MINH HAI	NGUYEN MANH TUAN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
For the accounting period ended on September 30, 2026

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

I. OPERATING CHARACTERISTICS

1. Ownership structure

QP Holdings Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company, was established under the Business Registration Certificate No. 5400257584 issued by the Ho Chi Minh City Department of Finance, with the first registration on July 13, 2007, and the 20th amendment on August 3, 2026.

2. Business sector

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

3. Business lines

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

4. Normal production and business cycle

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

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

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

6. Structure of the Company

Subsidiaries

Name of the Company	Head office	Main business activities	Contributed capital ratio		Ratio interest		Voting right ratio	
			Closing balance	Opening balance	Closing balance	Opening balance	Closing balance	Opening balance
Quang Phuc Housing Development Co., Ltd.	F1 Townhouse, Huynh Thuc Khang Street, Binh Duong Ward, Ho Chi Minh City	Residential construction	93.00%	99.63%	93.00%	99.63%	93.00%	99.63%

Name of the Company	Head office	Main business activities	Contributed capital ratio		Ratio interest		Voting right ratio	
			Closing balance	Opening balance	Closing balance	Opening balance	Closing balance	Opening balance
Thu Dau Mot Real Estate Co., Ltd.	F1 Townhouse, Huynh Thuc Khang Street, Binh Duong Ward, Ho Chi Minh City	Residential construction	93.16%	0%	93.16%	0%	93.16%	0%

7. Employees

As of the end of the accounting period, the Company had 9 employees (the number at the beginning of the year was 11)

8. Statement of comparability of information in the financial statements

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

9. Notes on compliance with legal and regulatory requirements

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

II. FISCAL YEAR, ACCOUNTING CURRENCY

1. Fiscal year

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

2. Accounting currency

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

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable accounting standards and system

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

2. Statement of compliance with accounting standards and system

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

3. Applicable accounting form

General Journal (computerized).

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis for preparation of financial statements

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

2. Cash and cash equivalents

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

3. Financial investments

Trading securities

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

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

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

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

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

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

A provision for devaluation of trading securities is made for investments with a net realizable value lower than the historical cost at the end of the accounting period.

The fair value of listed securities is determined based on the closing price on the last trading day of the accounting period or the closing price of the most recent trading session before the end of the accounting period if the market is not trading on the last day.

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

Held-to-maturity investments

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

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

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

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

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

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

Loans

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

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

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

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

Investments in subsidiaries, joint ventures, and associates

Subsidiaries

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

Joint ventures

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

Associates

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

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

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

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

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

Investments in equity of other entities

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

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

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

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

- For investments in listed shares or where the fair value of the investment is reliably determined, the provision is based on the market value of the shares.

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

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

4. Receivables

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

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

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

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

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

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

The provision levels for overdue receivables are as follows:

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

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

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

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

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

5. Inventories

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

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

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

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

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

6. Deferred expenses

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

The deferred expenses of the Company mainly include the following:

- Costs of infrastructure leasing, operating lease of fixed assets serving production and business for multiple accounting periods;

- Insurance premiums and other prepayments related to multiple accounting periods;
- Value of tools, instruments, rotating packaging, and rental supplies serving production and business for multiple accounting periods;
- Repair and maintenance costs of fixed assets related to multiple accounting periods;
- Goodwill arising in accordance with current regulations;
- Other deferred expenses that do not qualify as fixed assets but relate to multiple accounting periods.
- The calculation and allocation of deferred expenses to production and business expenses for each period are performed based on the nature and extent of the benefits of each expense, using the straight-line method or other appropriate methods, and are applied consistently between accounting periods.
- Project development costs incurred over multiple accounting periods are allocated based on the area of products sold under the Project, with allocation commencing when sales begin.

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

Tools and instruments

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

7. Tangible fixed assets

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

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

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

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

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

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

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

Type of fixed asset	Years
Buildings and structures	08 – 20
Machinery and equipment	07 – 12

Type of fixed asset	Years
Transportation vehicles	06 - 10

8. Trade payables and accrued expenses

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

9. Dividends and profits payable

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

10. Accrued expenses

Accrued expenses reflect expenses incurred in the period but for which there is insufficient supporting documentation or which have not yet been paid, including costs of goods and services received, wages, leave, planned production shutdown costs, and accrued interest payable. Accrued expenses are recognized when the enterprise has a present obligation and the payable value can be reliably determined, ensuring the matching of revenue and expenses.

11. Payables and accrued expenses

Payables and accrued expenses are recognized for future payments related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount to be paid.
The classification of payables into trade payables, accrued expenses, internal payables, and other payables is performed according to the following principles:

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

12. Loans and finance lease liabilities

Loans and finance lease liabilities reflect the loan of the Companys, finance lease liabilities, and related payment status.
Loans are classified as current or non-current based on the remaining term (≤ or > 12 months) and payment obligations at the reporting date.
Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset.
Costs directly related to the loan (arrangement fees, appraisal, documentation, ...) are allocated over the loan term; interest expense follows the capitalization principle according to relevant standards.
The enterprise tracks each loan, contract, lender, and term in detail for management and financial statement presentation purposes.

13. Recognition and capitalization of borrowing costs.

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

14. Basis for salary calculation and accrual

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

15. Owner's equity

Owner's contributed capital

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

16. Profit distribution

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

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

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

17. Revenue and income recognition

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

Revenue from sale of goods

- Revenue from the sale of goods is recognized when the following conditions are met:

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

Revenue from service rendered

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

- Revenue from service rendered is recognized when the following conditions are met:

- Revenue can be determined relatively reliably;

- It is probable that economic benefits from the service rendered transaction will be received;
- The stage of completion at the end of the accounting period can be determined;
- The costs incurred for the transaction and the costs to complete the service rendered transaction can be determined.

Interest income

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

Dividends and profits shared

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

18. Cost of goods sold

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

19. Financial expenses

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

20. Selling expenses and general and administrative expenses

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

21. Borrowing costs

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

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

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

22. Corporate income tax

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

Current income tax

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

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

Deferred income tax

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

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

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

Deferred tax assets and deferred tax liabilities are offset when:

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

23. Related parties

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

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

24. Comparative figures

Certain balances in the Statement of Financial Position have been reclassified to conform with the current regulations (Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance, providing guidance on the Corporate Accounting Regime; the previous year was presented in accordance with Circular No. 200/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance). Details are as follows:

No.	Item	At the end of the previous year as presented under Circular No. 200/2014/TT-BTC / Before adjustments	At the beginning of the current year as presented under Circular No. 99/2025/TT-BTC / After adjustments	Differences
1	2	3	4	5=4-3
	STATEMENT OF FINANCIAL POSITION			
	Assets			
135	Other current receivables	43,846,708,055	2,856,000	(43,843,852,055)
123	Held-to-maturity investments	-	43,843,852,055	43,843,852,055
	TOTAL ASSETS	**43,846,708,055**	**43,846,708,055**	-

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

1. Cash and cash equivalents

	September 30, 2026	January 01, 2026
Cash on hand	280,486,978	144,940,379
Demand deposits	14,752,201,367	4,667,974,559
Cash in transit (*)	40,620,000,000	-
Total	**55,652,688,345**	**4,812,914,938**

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

2. Financial investments

2a. Trading securities

	September 30, 2026			January 01, 2026		
	Historical cost	Fair value (*)	Provision	Historical cost	Fair value (*)	Provision
Short-term investment in shares	6,123,978,855	5,868,274,240	(255,704,615)	6,060,988,585	5,775,912,400	(285,076,185)
Total	**6,123,978,855**	**5,868,274,240**	**(255,704,615)**	**6,060,988,585**	**5,775,912,400**	**(285,076,185)**

(*) Fair value is determined as follows: for stocks with market transaction prices, the fair value is the closing price on September 30, 2026.

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

	September 30, 2026	January 01, 2026
Opening balance	(285,076,185)	(285,076,185)
Additional provision	(876,230,665)	-
Reversal of provision	905,602,235	-
Closing balance	**(255,704,615)**	**(285,076,185)**

2b. Held-to-maturity investments

Item	September 30, 2026				January 01, 2026			
	Historical cost	Accrued interest	Recoverable amount	Provision amount	Historical cost	Accrued interest	Recoverable amount	Provision amount
Current	**38,686,000,000**	**3,717,562,736**	**42,403,562,736**	-	**41,660,000,000**	**2,183,852,055**	**43,843,852,055**	-
Loan to Quang Phuc Housing Development Co,, Ltd, (1)	11,300,000,000	235,397,259	11,535,397,259	-	-	-	-	-
Quang Phuc Industrial Investment Joint Stock Company (2)	27,386,000,000	3,482,165,477	30,868,165,477	-	41,660,000,000	2,183,852,055	43,843,852,055	-
Total	**38,686,000,000**	**3,717,562,736**	**42,403,562,736**	-	**41,660,000,000**	**2,183,852,055**	**43,843,852,055**	-

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

(2) This is a deposit made under Capital Transfer Agreement No. 016A/QP-QPX dated September 8, 2025. On January 8, 2026, the Company and Quang Phuc Industrial Investment Joint Stock Company agreed on the proposed direction for cooperation using this deposit under one of the following options: investment cooperation in the operation of factories for lease, on-lending, or share acquisition. In addition, under the agreement, while awaiting the finalization of the investment option, penalty interest is provisionally calculated at an annual rate of 15% from September 20, 2025.

2c. Investments in equity of other entities

Item	September 30, 2026			January 01, 2026		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
Investment in subsidiaries	**487,418,140,741**	**518,220,806,589**	-	**271,020,740,741**	**287,128,926,952**	-
- Quang Phuc Housing Development Co., Ltd, (1) (*)	252,986,275,093	267,463,412,342	-	271,020,740,741	287,128,926,952	-
- Thu Dau Mot Real Estate Co., Ltd. (2) (*)	234,297,400,000	250,757,394,247	-	-	-	-
Investment in equity of other entities	-	-	-	**25,000,000,000**	**25,000,000,000**	-
- QP Township Joint Stock Company	-	-	-	25,000,000,000	25,000,000,000	-
Total	**487,418,140,741**	**518,220,806,589**	-	**296,020,740,741**	**312,128,926,952**	-

(*) For unlisted shares with no trading price, fair value is determined as the difference between the original cost of the investment and the provision. The provision is determined based on the financial statements of the investee.

(1) As of September 30, 2026, the Company held a 93.00% equity interest in Quang Phuc Housing Development Company Limited, corresponding to the Company's ownership interest/voting rights (the ratio at the beginning of the year was 99.63%).

(2) As of September 30, 2026, the Company held a 93.16% equity interest in Thu Dau Mot Real Estate Co., Ltd., corresponding to the Company's ownership interest/voting rights (the ratio at the beginning of the year was 0%).

3. Current trade receivables

	September 30, 2026		January 01, 2026	
	Book value	Provision	Book value	Provision
Receivables from other parties	-	-	***1,786,503,456***	***(1,186,503,456)***
- Mr Ahmad Shad - Asah Safi LTD	-	-	1,186,503,456	(1,186,503,456)
- Kyoto Group Wood Plastic Joint Stock Company	-	-	600,000,000	-
Total	-	-	**1,786,503,456**	**(1,186,503,456)**

4. Current Prepayments to suppliers

	September 30, 2026	January 01, 2026
Prepayments to other suppliers	***1,208,138,985***	***42,900,000***
Thang Long – T.D.K Auditing and Valuation Co., Ltd.	-	27,000,000
Mat Bao Joint Stock Company	-	15,900,000
Digital Life Multimedia Communications Joint Stock Company	668,736,000	-
Hy Long Vietnam Information and Communications Technology Joint Stock Company	253,186,560	-
M-Elite Joint Stock Company	140,265,000	-
Other suppliers	145,951,425	-
Total	**1,208,138,985**	**42,900,000**

5. Other current receivables

	September 30, 2026		January 01, 2026	
	Historical cost	Provision	Historical cost	Provision
Receivables from other parties	***963,157,382***	-	***2,856,000***	-
- Advances	-	-	2,856,000	-
- Deposits, collateral	245,564,550	-	-	-
- Other receivables	717,592,832	-	-	-
Total	**963,157,382**	-	**2,856,000**	-

6. Doubtful debts

Changes in provision for doubtful debts:

	September 30, 2026	January 01, 2026
At the beginning of this period	(1,186,503,456)	(1,186,503,456)
(Additional provision)/Reversal of provision	1,186,503,456	-
At the end of this period	-	**(1,186,503,456)**

7. Inventories

	September 30, 2026		January 01, 2026	
	Historical cost	Provision	Historical cost	Provision
Merchandise	1,702,317,649	-	1,702,317,649	-
Total	**1,702,317,649**	**-**	**1,702,317,649**	**-**

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

8. Deferred expenses

8a. Current deferred expenses	September 30, 2026	January 01, 2026
- Software expenses	3,975,000	31,937,250
- Other current deferred expenses	57,073,542	53,518,940
- Brand promotion expenses	305,026,667	-
Total	**366,075,209**	**85,456,190**

8b. Non-current deferred expenses	September 30, 2026	January 01, 2026
- Software expenses	212,290,833	105,344,583
- Office repairs	68,775,002	-
- Project development costs [1]	22,727,272,728	-
- Other non-current deferred expenses	-	7,720,000
Total	**23,008,338,563**	**113,064,583**

[1] Project development costs incurred by QP Holdings Joint Stock Company and Phu Thinh City Joint Stock Company under Project Development Agreement No. D17/2026/HDPTDA/PT-QPH for the funding of costs to develop the real estate project until completion. These costs will be allocated based on the saleable area of the project sold by Phu Thinh City Joint Stock Company. The Company shall be entitled to a Project Development Benefit equivalent to 21.5% of the sales proceeds from each successfully completed sales contract or product transaction

9. Tangible fixed assets

	Transportation vehicles	Total
Historical cost		
- Opening balance	910,000,000	910,000,000
Closing balance	**910,000,000**	**910,000,000**
Accumulated depreciation		
- Opening balance	7,746,416	**7,746,416**
- Depreciation in the period	113,749,992	**113,749,992**
Closing balance	**121,496,408**	**121,496,408**
Net book value		
Opening balance	902,253,584	902,253,584
Closing balance	**788,503,592**	**788,503,592**

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

10. Current trade payables

	September 30, 2026	January 01, 2026
Payables to other suppliers	***118,750,717***	***606,091,134***
QS Land Investment Joint Stock Company	66,000,000	66,000,000
KIS Vietnam Securities Joint Stock Company	45,228,000	-
Thanh Do Technology Investment Joint Stock Company	-	540,000,000
Other suppliers	7,522,717	91,134
Total(*)	**118,750,717**	**606,091,134**

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

11. Taxes and other payables to the State

	Opening balance		Incurred in the period		Closing balance	
	Payable	Receivable	Payable	Paid	Payable	Receivable
- VAT	46,313,084	-	-	-	46,313,084	-
- CIT	1,441,715,779	-	2,529,971,255	(1,424,979,068)	2,546,707,966	-
- PIT	94,950,066	-	350,049,826	(325,308,457)	119,691,435	-
- Land tax	-	5,142,084	-	-	-	5,142,084
- Other taxes	5,153,343	-	31,862,723	(31,862,723)	5,153,343	-
Total	**1,588,132,272**	**5,142,084**	**2,911,883,804**	**(1,782,150,248)**	**2,717,865,828**	**5,142,084**

Value Added Tax

The Company pays Value Added Tax using the deduction method.

Corporate Income Tax ("CIT")

CIT payable in the period is estimated as follows:	Accumulated from the beginning of the year to this quarter
Total accounting profit before tax	12,970,874,108
Adjustments to increase/decrease accounting profit to determine taxable income:	
- Increases	334,482,165
- Decreases	-
Taxable income	13,305,356,273
Tax-exempt income	(655,500,000)
Assessable income	12,649,856,273
Standard tax rate	20%
CIT payable based on assessable income in the period	2,529,971,255
CIT payable arrears from previous periods	-
Total CIT payable	**2,529,971,255**

12. Accrued expenses

	September 30, 2026	January 01, 2026
Accrued loan interest	483,711,973	65,821,487
Total	**483,711,973**	**65,821,487**

13. Borrowings

13a. Current borrowings

	September 30, 2026		January 01, 2026	
	Value	Amount capable of repayment	Value	Amount capable of repayment
Current loans payable to other organizations	***26,191,761,608***	***26,191,761,608***	***2,941,288,585***	***2,941,288,585***
- VPBank Securities Joint Stock Company (*)	-	-	2,941,288,585	2,941,288,585
- KIS Vietnam Securities Joint Stock Company (2)	26,191,761,608	26,191,761,608	-	-
Total	**26,191,761,608**	**26,191,761,608**	**2,941,288,585**	**2,941,288,585**

Changes in current borrowings during the period are as follows:

	Opening balance	Loans incurred	Loans paid in the period	Closing balance
Current loans	2,941,288,585	222,114,540,388	(198,864,067,365)	26,191,761,608
Total	**2,941,288,585**	**222,114,540,388**	**(198,864,067,365)**	**26,191,761,608**

(1) *Margin loan from VPBank Securities Joint Stock Company, at an interest rate of 12.5% per annum.*

(2) *Margin loan from KIS Vietnam Securities Joint Stock Company, at an interest rate of 9.3% per annum*

13b. Non-current borrowings

	September 30, 2026		January 01, 2026	
	Value	Amount capable of repayment	Value	Amount capable of repayment
Non-current bank borrowings	***232,000,000,000***	***232,000,000,000***	-	-
Vietnam Prosperity Joint Stock Commercial Bank (1)	232,000,000,000	232,000,000,000	-	-
Total	**232,000,000,000**	**232,000,000,000**	-	-

(1) A loan from Vietnam Prosperity Joint Stock Commercial Bank to finance the acquisition of an equity interest in Thu Dau Mot Real Estate Co., Ltd., bearing interest at rates ranging from 11.3% to 12.2% per annum, with a loan term of 36 months from the date of the first disbursement and a grace period of 12 months. The loan is repayable upon maturity of the loan agreement. The loan is secured by pledges over deposit contracts held by Mr. Le Quang Tung, with a total value of VND 244.3 billion.

Changes in non-current borrowings during the period are as follows:

	Opening balance	Loans incurred	Loans paid in the period	Closing balance
Non-current loans	-	232,000,000,000	-	232,000,000,000
Cộng	-	**232,000,000,000**	-	**232,000,000,000**

14. Other current payables

	September 30, 2026	January 01, 2026
Payables to other organizations	***224,133,819***	***37,825,363***
Social insurance	88,167,933	-
Health insurance	15,559,047	-
Unemployment insurance	9,462,988	-
Trade union fees	110,943,851	37,825,363
Total	**224,133,819**	**37,825,363**

15. Bonus and welfare fund

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

16. Owner's equity

16.1. Changes in owner's equity

Items	Investment capital of owner	Development investment fund	Undistributed profit	Total
For the accounting period ended on September 30, 2025				
Opening balance of the previous period	**61,350,290,000**	**287,923,633**	**9,244,971,761**	**70,883,185,394**
Increase in the period	-	-	-	-
Capital contribution received	272,000,000,000	-	-	**272,000,000,000**
Profit in the period	-	-	67,923,051	**67,923,051**
Closing balance	**333,350,290,000**	**287,923,633**	**9,312,894,812**	**342,951,108.445**
For the accounting period ended on September 30, 2026				
Opening balance of this period	**333,350,290,000**	**287,923,633**	**14,756,049,575**	**348,394,263,208**
Profit in the period	-	-	10,440,902,853	**10,440,902,853**
Increase from undistributed profit	13,333,390,000		(13,333,390,000)	-
Decrease in the period	-	-	(214,564,346)	**(214,564,346)**
Closing balance	**346,683,680,000**	**287,923,633**	**11,648,998,082**	**358,620,601,715**

Details of owner's capital contribution

	September 30, 2026		January 01, 2026	
	Ordinary shares	Percentage (%)	Ordinary shares	Percentage (%)
- Ms. Vi Thi Dung	209,040,000,000	60.297%	201,000,000,000	60.297%
- Ms. Duong Thi Chin	72,800,000,000	20.999%	70,000,000,000	20.999%
- Others	64,843,680,000	18.704%	62,350,290,000	18.704%
Total	**346,683,680,000**	**100%**	**333,350,290,000**	**100%**

During the period, the Company issued additional shares to existing shareholders as a stock dividend at a ratio of 100:4 (i.e. existing shareholders received 4 additional shares for every 100 shares held), pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders dated 27 May 2026. Accordingly, the Company recorded an increase in contributed capital and a corresponding decrease in undistributed profits after tax in the amount of VND 13,333,390,000. On 3 August 2026, the Company received its 20th amended Enterprise Registration Certificate, issued by the Ho Chi Minh City Department of Finance, reflecting an increase in charter capital to VND 346,683,680,000

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

	From January 01, 2026 to September 30, 2026	From January 01, 2025 to September 30, 2025
- Owner's investment capital		
+ Opening balance of capital contribution	333,350,290,000	61,350,290,000
+ Increase in capital contribution during the period	13,333,390,000	272,000,000,000
+ Decrease in capital contribution during the period	-	-
+ Closing balance of capital contribution	346,683,680,000	333,350,290,000
- Dividends, profits distributed	-	-

16.3. Shares

	September 30, 2026	January 01, 2026
Number of registered shares for issuance	34,668,368	33,335,029
Number of shares issued/sold to the public	34,668,368	33,335,029
- *Ordinary shares*	*34,668,368*	*33,335,029*
Number of treasury shares	-	-
- *Ordinary shares*	-	-
Number of outstanding shares	34,668,368	33,335,029
- *Ordinary shares*	*34,668,368*	*33,335,029*
Par value of outstanding shares (VND/share)	10,000	10,000

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT (Unit: VND)

1. Revenue from sales and service rendered

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Revenue from sales	-	2,272,085,220	-	41,488,118,096
Revenue from service rendered	4,898,845,198	-	6,552,595,198	-
Total	**4,898,845,198**	**2,272,085,220**	**6,552,595,198**	**41,488,118,096**

2. Cost of goods sold

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Cost of goods sold	-	2,136,495,002	-	40,247,389,720
Total	**-**	**2,136,495,002**	**-**	**40,247,389,720**

3. Financial income

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Interest income from deposits	1,671,254	2,247,308	5,201,142	7,011,011
Interest income from loans	217,041,095	-	235,397,259	-
Dividends and profit distributed	625,500,000	39,900,000	655,500,000	39,900,000
Gain from the transfer of shares/equity interests	7,025,534,352	-	13,025,534,352	-
Gain from trading securities	5,197,314,209	3,186,960	7,729,467,735	3,186,960
Total	**13,067,060,910**	**45,334,268**	**21,651,100,488**	**50,097,971**

4. Financial expenses

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Borrowing costs	3,625,284,027	40,291,624	3,792,541,413	266,929,664
Provision for/(Reversal of provision for) devaluation of trading securities and investment losses	100,684,615	-	(29,371,570)	-
Loss from trading securities	7,587,527,054	-	8,106,849,765	-
Other financial expenses	692,016,634	3,160,328	885,290,862	3,160,328
Total	**12,005,512,330**	**43,451,952**	**12,755,310,470**	**270,089,992**

5. Selling expenses

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Outsourced service expenses	-	5,699,000	-	69,351,800
Total	**-**	**5,699,000**	**-**	**69,351,800**

6. General and administrative expenses

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Staff costs	1,905,413,639	1,206,554,629	5,920,715,115	1,366,756,808
Administrative materials expenses	36,128,670	41,367,498	147,394,086	48,121,664
Office supplies expenses	276,025,331	1,111,365	532,483,054	8,381,820
Depreciation expenses for fixed assets	37,916,664	-	113,749,992	-
Taxes, charges and fees	3,521,911	-	10,258,411	13,220,000
Provision for/(Reversal of provision for) doubtful debts	-	-	(1,186,503,456)	-
Outsourced service expenses	150,246,189	43,847,636	807,099,951	135,733,333
Other cash expenses	-	20,493,473	-	129,460,800
Total	**2,409,252,404**	**1,313,374,604**	**6,345,197,153**	**1,701,674,425**

7. Other income

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Liquidation of fixed assets	-	-	-	1,176,879,835
Penalties for contract violations	1,113,087,123	-	4,152,277,806	-
Other income	339,860	268,422,035	49,890,404	297,132,358
Total	**1,113,426,983**	**268,422,035**	**4,202,168,210**	**1,474,012,193**

8. Other expenses

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Late payment interest	1,624,584	-	20,935,662	-
Other expenses	97,303,001	240,121,005	313,546,503	465,168,179
Total	**98,927,585**	**240,121,005**	**334,482,165**	**465,168,179**

9. Basic/diluted earnings per share

This item is not presented in the separate financial statements of QP Holdings Joint Stock Company because it is the parent company, and is presented in the interim consolidated financial statements of the Group in accordance with Clauses 3.20 and 3.21, Section 2 – Contents and Methods of Preparation of Financial Statements, of Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance

10. Production and business expenses by elements

	Quarter III/2026		Accumulated from the beginning of the year to this quarter	
	Current year VND	Previous year VND	Current year VND	Previous year VND
Raw materials and supplies expenses	312,154,001	49,749,318	679,877,140	56,503,484
Staff costs	1,905,413,639	1,206,554,629	5,920,715,115	1,366,756,808
Depreciation expenses for fixed assets	37,916,664	-	113,749,992	-
Outsourced service expenses	153,768,100	43,847,636	817,358,362	213,106,133
Other expenses	-	18,972,021	(1,186,503,456)	134,659,800
Total	**2,409,252,404**	**1,319,073,604**	**6,345,197,153**	**1,771,026,225**

VII. OTHER INFORMATION (Unit: VND)

1. Contingent assets

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

2. Contingent liabilities

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

3. Transactions and balances with related parties

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

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

Name	Position	Quarter III/2026	Quarter III/2025
Salaries, bonuses, remuneration			
Nguyen Manh Tuan	General Director	143,871,083	95,592,308
Trac Van Long	Chief Financial Officer	383,678,349	238,831,641
Le Du Dang Khoa	Deputy General Director of Operations	396,800,571	244,533,847
Nguyen Minh Hai	Chief Accountant	101,444,546	63,450,856
Total		**1,025,794,549**	**642,428,652**

Remuneration for members of the Board of Directors and the Audit Committee is not paid pursuant to Resolution No. 01/2026/NQ-ĐHĐCĐ of the Annual General Meeting of Shareholders dated May 27, 2026.

3.2. Transactions with other related parties

Other related parties to the Company include:

Related party	Relationship
1. Quang Phuc Housing Development Co., Ltd.	Subsidiary
2. Thu Dau Mot Real Estate Co., Ltd.	Subsidiary
3. QP Land JSC	Common key management personnel with the subsidiary
4. QP Construction Investment JSC	- Common key management personnel - Common major shareholders
5. QP Township JSC	Common key management personnel with the subsidiary
6. PT & Partners Law Company Limited	Common key management personnel
7. Pacific Joint Stock Company	Common key management personnel
8. Ms. Vi Thi Dung	Major shareholder (60,297% ownership)
9. Ms. Duong Thi Chin	Major shareholder (20,999% ownership)
10. Mr. Trinh Tien Tinh	Director of Quang Phuc Housing Development Co., Ltd
11. Ms. Le Thi Phuong Trang	General Director of Thu Dau Mot Real Estate Co., Ltd

Significant transactions between the Company and related parties:

	Accumulated from the beginning of the year to this quarter	
	Current year	**Previous year**
Quang Phuc Housing Development Co., Ltd.		
Loans	11,300,000,000	-
Interest income from loans	235,397,259	-
Ms. Vi Thi Dung		
Capital contribution	-	200,000,000,000
Increase in share capital through stock dividends	8,040,000,000	-
Ms. Duong Thi Chin		
Capital contribution	-	70,000,000,000
Increase in share capital through stock dividends	2,800,000,000	-
QP Construction Investment Joint Stock Company		
Consulting fees	2,362,484,250	-
QP Land Joint Stock Company		
Consulting fees	1,823,860,873	-
Acquisition of the equity interest inThu Dau Mot Real Estate Co., Ltd.	12,575,000,000	-
Mr. Trinh Tien Tinh		
Disposal of capital contribution in Quang Phuc Housing Development Co., Ltd	25,060,000,000	-
Acquisition of capital contribution in Thu Dau Mot Real Estate Co., Ltd	2,414,400,000	-
Ms. Le Thi Phuong Trang		
Disposal of shares in QP Township Joint Stock Company	31,000,000,000	-

Receivables from and payables to other related parties
Company no longer has any outstanding balances with related parties.

4. Collateral

Assets of the Company mortgaged to other entities

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

Collateral received from other entities

As of September 30, 2026, the Company is using assets owned by Mr. Le Quang Tung as collateral for a loan from Vietnam Prosperity Joint Stock Commercial Bank in the amount of VND 244,300,000,000 (Note V.13b)

5. Going concern ability

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

6. Events occurring after the reporting date

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

Ho Chi Minh City, October 29 , 2026.

Prepared by	Chief Accountant	General Director
TRAN THIEN TRI	NGUYEN MINH HAI	NGUYEN MANH TUAN