IPA INVESTMENT GROUP JOINT STOCK COMPANY

No.: 139/2026/BCKQ-IPA

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, August 28, 2026

REPORT

On results of the share issuance to increase share capital from owners' equity

To: State Securities Commission of Vietnam

I. INFORMATION ON THE ISSUER

1. Full name of the Issuer: IPA Investment Group Joint Stock Company
2. Abbreviated name: IPA GROUP., JSC
3. Head office address: No. 01 Nguyen Thuong Hien, Hai Ba Trung Ward, Hanoi City, Vietnam.
4. Telephone: 024.39.365.868; Fax: 024.39365869; Website: www.ipa.com.vn.
5. Charter capital: VND 2,138,357,750,000 *(two trillion one hundred thirty-eight billion three hundred fifty-seven million seven hundred fifty thousand Vietnamese dong)*.
6. Stock code: IPA
7. Bank where the payment account is opened: Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Hanoi Branch.
   Account No.: 0021001210942
8. Enterprise Registration Certificate, enterprise code 0100779693, first issued by the Hanoi Department of Planning and Investment on 28/11/2007, 12th amendment issued on 14/07/2026.
   – Main business line: Business and other management consultancy activities – Business code: 7020.
   – Main products/services: Management consultancy services; financial services and investment advisory services; information technology services; real estate business.
9. Establishment and operation license (if required under specialized laws): Not applicable.

II. ISSUANCE PLAN

1. Name of shares: Shares of IPA Investment Group Joint Stock Company
2. Type of shares: Ordinary shares.
3. Number of shares prior to the issuance:
   – Total number of issued shares: 213,835,775 shares.
   – Number of outstanding shares: 213,835,775 shares.
   – Number of treasury shares: 0 share.
4. Expected number of shares to be issued: 32,075,366 shares.
5. Exercise ratio: 15% (a shareholder holding each 01 (one) share is entitled to 01 (one) right; every 100 rights entitle the holder to receive 15 additionally issued shares).
6. Source of capital for the issuance: From the undistributed after-tax profits of Công ty Cổ phần Tập đoàn Đầu tư I.P.A as stated in the audited Separate Financial Statements for 2025: VND 320,753,660,000.

7. Plan for handling fractional shares and odd shares: The number of additional shares issued to each existing shareholder shall be rounded down to the nearest whole share. Any fractional share portion (if any) shall be cancelled.

8. Completion date of the issuance: 24/08/2026

9. Expected date for transfer of shares: Within September 2026.

III. RESULTS OF THE SHARE ISSUANCE

1. Total number of shares distributed: 32,075,258 shares, of which:
   - Number of shares distributed to shareholders according to the ratio: 32,075,258 shares to 2,958 shareholders;
   - Number of shares for handling fractional shares and odd shares: 108 shares.
2. Total number of shares after the issuance (24/08/2026): 245,911,033 shares, of which:
   - Number of outstanding shares: 245,911,033 shares;
   - Number of treasury shares: 0 share.

IV. ENCLOSED DOCUMENTS

None.

Hanoi, August 22, 2026

IPA INVESTMENT GROUP JOINT STOCK COMPANY
LEGAL REPRESENTATIVE
CHAIRMAN OF THE BOARD OF DIRECTORS

(Signed)

VU HIEN