



REVIEW REPORTS ON INTERIM FINANCIAL INFORMATION

FOR THE PERIOD FROM 01ST JANUARY TO 30TH JUNE 2025

QP GREEN INVESTMENT JOINT STOCK COMPANY

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REPORT OF THE GENERAL DIRECTOR

1. General information of the Company

QP Green Investment Joint Stock Company (hereafter, referred to as “the Company”) (business name: HKT Holdings) is renamed from Ego Vietnam Investment Joint Stock Company, is set up and operates in accordance with the initial Business Registration Certificate No. 5400257584 dated 13th July 2007, the 15th amendment registration dated 21st April 2025 issued by the Business Registration Office of the Ho Chi Minh city Department of Finance.

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

Charter capital : VND 61,350,290,000.

2. Registered office

▪ Head office

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

Tel : +84 (28) 3620 2626

Tax code : 5 4 0 0 2 5 7 5 8 4

3. Business functions

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

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

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

4.1 The Board of Management

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

4.2 The Audit Committee

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



4.3 General Director and Chief Accountant

| Full name | Position | Appointed / Reappointed date | Dismissed date |
|----------------------|------------------|---------------------------------|-----------------------------|
| Mr. Nguyen Manh Tuan | General Director | 31 st March 2025 | - |
| Mr. Ngo Minh Hai | General Director | - | 31 st March 2025 |
| Mr. Nguyen Minh Hai | Chief Accountant | 20 th June 2025 | - |
| Mr. Nguyen Van Hai | Chief Accountant | 31 st March 2025 | 20 th June 2025 |
| Ms Nguyen Thi Huong | Chief Accountant | 2009 | 31 st March 2025 |

5. Legal representative

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

6. Business results

The interim financial position and the interim business results for the six-month period ended 30th June 2025 of the Company have been expressed in the interim Financial Statements attached to this Report from page 07 to page 27.

7. Subsequent events

The Company is increasing its charter capital (expected) to VND 333,350,290,000 according to the Private share offering plan approved in the Annual General Meeting of Shareholders under the Resolution No. 02/2025/NQ-ĐHĐCĐ dated 29th May 2025 and the Resolution No. 09/2025/NQ-HĐQT dated 29th May 2025. The State Securities Commission has received the application for registration of private shares offering according to the Official Dispatch No. 3817/UBCK-QLCB dated 25th July 2025.

Except for the above event, the Company has no events occurring after the accounting period ended which would require any adjustments to the figures or disclosures in the interim Financial Statements.

8. Auditors

VIETVALUES Audit and Consulting Co., Ltd. has been assigned to perform the review on the Company's interim Financial Statements for the six-month period ended 30th June 2025.

9. Responsibilities of the General Director

The General Director of the Company is responsible for the preparation of the interim financial statements to give a true and fair view on the interim financial position, the interim business results and the interim cash flows of the Company for the period. In order to prepare these interim financial statements, the General Director must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Announce the accounting standards to be followed for the material issues to be disclosed and explained in the interim financial statements;
- Prepare the interim financial statements of the Company on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;
- Design and implementation of internal control systems effectively for the purpose of preparing and presenting the interim financial statements reasonably in order to minimize risk and fraud.

QP GREEN INVESTMENT JOINT STOCK COMPANY

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

Report of the General Director (cont.)

For the six-month period ended 30th June 2025

The General Director ensure that all the relevant accounting books have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The General Director of the Company is also responsible for protecting the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and presentation of the interim financial statements.

The General Director hereby ensure to comply with all the requirements above in the preparation of the interim financial statements.

10. Approving the interim financial statements

I, the General Director of the Company, confirm that all the accompanying interim financial statements and the notes to the interim financial statements have been properly prepared and give a true and fair view of the interim financial position as at 30th June 2025, the interim business results and the interim cash flows for the six-month period then ended of the Company, in compliance with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of the interim financial statements.

Ho Chi Minh city, 12th August 2025

General Director



Mr. NGUYEN MANH TUAN
General Director





No.: 2422/25/BCKT/AUD-VVALUES

REVIEW REPORTS ON INTERIM FINANCIAL INFORMATION

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

We have reviewed the accompanying interim financial statements of QP Green Investment Joint Stock Company (hereafter referred to as “the Company”) prepared on 12th August 2025, from page 07 to page 27, which comprise the interim Balance Sheet as at 30th June 2025, the interim Income Statement, the interim Cash Flows Statement for the six-month period then ended and the Notes to the interim Financial Statements.

The General Director’s responsibility

The General Director of the Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with the accounting standards, Vietnamese enterprises' accounting regime as well as other related regulations and for such internal control as the General Director determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s responsibility

Our responsibility is to express a conclusion on this interim financial information based on our review. We conducted our review in accordance with the Vietnamese Standards on Review Engagements 2410 – Review of interim financial information performed by the independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Vietnamese Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information does not give a true and fair view, in all material respects, of the interim financial position of QP Green Investment Joint Stock Company as at 30th June 2025, the interim business results and the interim cash flows of the Company for the six-month period then ended in conformity with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of the interim financial statements.

Other matter

The interim financial statements of QP Green Investment Joint Stock Company for the six-month period ended 30th June 2024 were reviewed dated 14th August 2024 and the financial statements for the fiscal year ended 31st December 2024 were audited dated 21st March 2025 by other audit firm with unqualified audit opinion on these financial statements.

Ho Chi Minh city, 12th August 2025

VIETVALUES Audit & Consulting Co., Ltd.



Tran Van Hiep – Deputy General Director

Certificate of registration for practicing audit No. 2141-2023-071-1

Authorized signature

File:

- *As above.*
- **VIETVALUES**

QP GREEN INVESTMENT JOINT STOCK COMPANY

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

INTERIM BALANCE SHEET

As at 30th June 2025

INTERIM BALANCE SHEET

As at 30th June 2025

Currency: VND

| Code | ASSETS | Notes | Ending balance of period | Beginning balance |
|------|---|-------|--------------------------|-------------------|
| 1 | 2 | 3 | 4 | 5 |
| 100 | A. CURRENT ASSETS AND SHORT-TERM INVESTMENTS | | 65,518,654,797 | 66,429,829,496 |
| 110 | I. Cash and cash equivalents | V.1 | 1,719,947,613 | 2,214,960,125 |
| 111 | 1. Cash | | 1,719,947,613 | 2,214,960,125 |
| 120 | II. Short-term financial investments | | - | - |
| 123 | 1. Short-term financial investments | | - | - |
| 130 | III. Accounts receivable | | 62,999,638,566 | 58,612,417,544 |
| 131 | 1. Short-term trade receivables | V.2 | 4,395,173,816 | 1,892,571,466 |
| 132 | 2. Short-term advance payments to suppliers | V.3 | 790,968,206 | 57,830,030 |
| 135 | 3. Short-term loan receivables | | - | 4,700,000,000 |
| 136 | 3. Other short-term receivables | V.4 | 59,000,000,000 | 53,148,519,504 |
| 137 | 4. Provisions for doubtful debts | V.5 | (1,186,503,456) | (1,186,503,456) |
| 139 | 6. Deficit assets for treatment | | - | - |
| 140 | IV. Inventories | V.6 | 736,518,200 | 5,595,483,421 |
| 141 | 1. Inventories | | 759,621,070 | 5,595,483,421 |
| 142 | 2. Provision for obsolete inventory (*) | | (23,102,870) | - |
| 150 | V. Other current assets | | 62,550,418 | 6,968,406 |
| 151 | 1. Short-term prepaid expenses | | 57,408,334 | - |
| 152 | 1. VAT deductible | | - | 6,684,106 |
| 153 | 2. Tax receivables | | 5,142,084 | 284,300 |
| 200 | B. FIXED ASSETS AND LONG-TERM INVESTMENTS | | 8,520,772,500 | 23,594,362,220 |
| 210 | I. Long-term receivables | | - | - |
| 220 | II. Fixed assets | | - | 3,844,657,363 |
| 221 | 1. Tangible fixed assets | V.7 | - | 3,844,657,363 |
| 222 | - Historical cost | | - | 20,769,296,151 |
| 223 | - Accumulated depreciation (*) | | - | (16,924,638,788) |
| 230 | III. Investment Properties | | - | - |
| 240 | IV. Non-current unfinished assets | | - | - |
| 250 | V. Long-term financial investments | V.8 | 8,390,000,000 | 19,300,000,000 |
| 253 | 1. Investment in other entities | | 8,390,000,000 | 19,300,000,000 |
| 254 | 3. Provision for long-term financial investments | | - | - |
| 260 | VI. Other non-current assets | | 130,772,500 | 449,704,857 |
| 261 | 1. Long-term prepaid expenses | | 130,772,500 | 449,704,857 |
| 270 | TOTAL ASSETS | | 74,039,427,297 | 90,024,191,716 |

QP GREEN INVESTMENT JOINT STOCK COMPANY

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

INTERIM BALANCE SHEET (cont.)

As at 30th June 2025

| Code | RESOURCES | Notes | Ending balance of period | Beginning balance |
|------|--|-------|--------------------------|-------------------|
| 1 | 2 | 3 | 4 | 5 |
| 300 | C. LIABILITIES | | 2,071,767,992 | 19,141,006,322 |
| 310 | I. Current liabilities | | 2,071,767,992 | 19,141,006,322 |
| 311 | 1. Short-term trade payables | V.9 | 686,652,903 | 1,747,160,792 |
| 312 | 2. Short-term advance payments from customers | V.10 | 670,000,000 | 1,389,628,772 |
| 313 | 3. Tax and statutory obligations | V.11 | 423,390,228 | 284,542,282 |
| 314 | 4. Payables to employees | | 19,548,500 | - |
| 315 | 5. Short-term accruals | | 30,000,000 | 313,943,979 |
| 319 | 6. Other short-term payables | | 2,240,000 | 165,794,136 |
| 320 | 7. Short-term finance lease loans and liabilities | | - | 15,000,000,000 |
| 322 | 8. Bonus and welfare funds | V.12 | 239,936,361 | 239,936,361 |
| 330 | II. Non-current liabilities | | - | - |
| 400 | D. OWNERS' EQUITY | | 71,967,659,305 | 70,883,185,394 |
| 410 | I. Capital of the owners | V.13 | 71,967,659,305 | 70,883,185,394 |
| 411 | 1. Owners' invested equity | | 61,350,290,000 | 61,350,290,000 |
| 411a | - Common stocks with voting rights | | 61,350,290,000 | 61,350,290,000 |
| 418 | 4. Development and investment funds | | 287,923,633 | 287,923,633 |
| 421 | 5. Undistributed earnings after tax | | 10,329,445,672 | 9,244,971,761 |
| 421a | - Accumulated undistributed earnings after tax to the end of previous year | | 9,244,971,761 | 8,989,410,898 |
| 421b | - Accumulated undistributed earnings after tax in current year | | 1,084,473,911 | 255,560,863 |
| 430 | II. Other capital, funds | | - | - |
| 440 | TOTAL RESOURCES | | 74,039,427,297 | 90,024,191,716 |

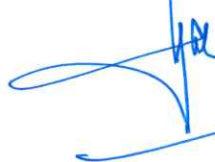
Ho Chi Minh city, 12th August 2025

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

INTERIM INCOME STATEMENT

For the six-month period ended 30th June 2025

Currency: VND

| Code | ITEMS | Notes | Current period | Previous period |
|------|--|-------|----------------|-----------------|
| 1 | 2 | 3 | 4 | 5 |
| 01 | 1. Revenues from sale of goods and rendering of services | VI.1 | 39,216,032,876 | 87,248,100,027 |
| 02 | 2. Revenue deductions | | - | - |
| 10 | 3. Net revenues from sale of goods and rendering of services | | 39,216,032,876 | 87,248,100,027 |
| 11 | 4. Cost of goods sold | VI.2 | 38,110,894,718 | 86,693,919,504 |
| 20 | 5. Gross profit from sale of goods and rendering of services | | 1,105,138,158 | 554,180,523 |
| 21 | 6. Income from financial activities | VI.3 | 4,763,703 | 1,213,809,843 |
| 22 | 7. Expenses from financial activities | VI.4 | 226,638,040 | 641,396,660 |
| 23 | - In which: Interest expenses | | 226,638,040 | 641,194,694 |
| 25 | 8. Selling expenses | VI.5 | 63,652,800 | - |
| 26 | 9. General & administration expenses | VI.6 | 388,299,821 | 187,072,798 |
| 30 | 10. Net profit/(loss) from operating activities | | 431,311,200 | 939,520,908 |
| 31 | 11. Other income | VI.7 | 1,205,590,158 | - |
| 32 | 12. Other expenses | VI.8 | 225,047,174 | 8,438,197 |
| 40 | 13. Other profit | | 980,542,984 | (8,438,197) |
| 50 | 14. Total pre-tax accounting profit | | 1,411,854,184 | 931,082,711 |
| 51 | 15. Current Corporate Income tax expenses | V.11 | 327,380,273 | 187,904,182 |
| 52 | 16. Deferred Corporate Income tax expenses | | - | - |
| 60 | 17. Profit/(loss) after corporate income tax | | 1,084,473,911 | 743,178,529 |
| 70 | 18. Gains on stock | VI.9 | 177 | 121 |
| 71 | 19. Diluted gains on stock | VI.10 | 177 | 121 |

Ho Chi Minh city, 12th August 2025.
General Director

Prepared by

Chief Accountant

NGUYEN THI CAM THUY

NGUYEN MINH HAI



NGUYEN MANH TUAN

INTERIM CASH FLOWS STATEMENT
(As per Indirect Method)
For the six-month period ended 30th June 2025

Currency: VND

| Code | Items | Notes | Current period | Previous period |
|------|---|-------|------------------|------------------|
| 1 | 2 | 3 | 4 | 5 |
| | I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | 1. Net profit/(loss) before tax | V.13 | 1,411,854,184 | 931,082,711 |
| | 2. Adjustments for: | | (1,876,843,782) | (99,652,721) |
| 02 | - Depreciation and amortisation | V.7 | - | 472,962,428 |
| 03 | - Provisions | | 23,102,870 | - |
| 04 | - (Gains)/Losses of exchange rate differences due to the revaluation of the ending balances in foreign currencies | | - | - |
| 05 | - (Profit)/ loss from investing activity | | (2,126,584,692) | (1,213,809,843) |
| 06 | - Interest expense | VI.4 | 226,638,040 | 641,194,694 |
| 07 | - Other adjustments | | - | - |
| 08 | 3. Operating income/(loss) before changes in working capital | | (464,989,598) | 831,429,990 |
| 09 | - (Increase)/decrease in receivables | | (9,085,394,700) | 11,514,019,694 |
| 10 | - (Increase)/decrease in inventory | | 4,835,862,351 | (711,135,048) |
| 11 | - Increase/(decrease) in payables (excluding interest payable, CIT payables) | | (1,918,822,705) | (27,849,524,157) |
| 12 | - Increase/(decrease) in prepaid expenses | | 261,524,023 | 79,359,680 |
| 13 | - Increase/(decrease) in trading securities | | - | - |
| 14 | - Interest paid | V.11 | (540,582,019) | (641,194,694) |
| 15 | - Corporate income tax (CIT) paid | | (163,851,919) | (118,134,935) |
| 16 | - Other cash inflows from operating activities | | - | - |
| 17 | - Other cash outflows from operating activities | | - | - |
| 20 | Net cash inflows/(outflows) from operating activities | | (7,076,254,567) | (16,895,179,470) |
| | 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 | | 5,971,242,055 | - |
| 23 | 3. Loans to other entities and payments for purchase of debt instruments of other entities | | - | - |
| 24 | 4. Repayments from borrowers and proceeds from sales of debt instruments of other entities | | 4,700,000,000 | 15,450,000,000 |
| 25 | 5. Payments for investments in other entities | | - | - |
| 26 | 6. Proceeds from sales of investments in other entities | | 10,910,000,000 | - |
| 27 | 7. Interest and dividends received | | - | 1,021,740,398 |
| 30 | Net cash inflows/(outflows) from investing activities | | 21,581,242,055 | 16,471,740,398 |
| | 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 | | - | 16,300,000,000 |
| 33 | 3. Proceeds from borrowings | | - | (14,997,074,500) |
| 34 | 4. Repayments of borrowing principal | | (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 | | (15,000,000,000) | 1,302,925,500 |
| 50 | Net cash inflows/(outflows) in year (20+30+40) | | (495,012,512) | 879,486,428 |
| 60 | Cash and cash equivalents at the beginning of the year | V.1 | 2,214,960,125 | 1,426,423,896 |
| 61 | Impact of exchange rate fluctuation | | - | - |
| 70 | Cash and cash equivalents at the end of the year | V.1 | 1,719,947,613 | 2,305,910,324 |

Prepared by

NGUYEN THI CAM THUY

Chief Accountant

NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30th June 2025

These notes form an integral part of and should be read in conjunction with the interim Financial Statements for the six-month period ended 30th June 2025 of QP Green Investment Joint Stock Company (hereafter, referred to as “the Company”).

I. OPERATION FEATURES

1. Forms of ownership

QP Green Investment Joint Stock Company is a joint stock company.

2. Business sector

The Company operates in many different fields.

3. Business scopes

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

4. Normal business and production cycle

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

5. The Company's operations in period affect the interim Financial Statements

The company 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 by 55% compared to previous period.

7. Employees

As at the accounting period ended, there are 03 employees who are working at the Company (there are 03 employees at the beginning of year).

II. ACCOUNTING PERIOD, AND REPORTING CURRENCY

1. The fiscal year

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

These interim financial statements for the six-month period ended 30th June 2025 are prepared for the period from 01st January 2025 to 30th June 2025.

2. Reporting currency

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 Company has applied the Accounting Standards and the Vietnamese Corporate Accounting System in accordance with the Circular No. 200/2014/TT-BTC dated 22nd December 2014 and the Circular No. 53/2016/TT-BTC dated 21st March 2016 of the Ministry of Finance on amending and supplementing a number articles of the Circular No. 200/2014/TT-BTC as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim 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. 200/2014/TT-BTC dated 22nd December 2014 and the Circular No. 53/2016/TT-BTC dated 21st March 2016 of the Ministry of Finance on amending and supplementing a number articles of the Circular No. 200/2014/TT-BTC as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim Financial Statements.

3. **Registered accounting documentation system:** General journal recording (on computer).

IV. **APPLIED ACCOUNTING POLICIES**

1. **Basic for preparing the interim Financial Statements**

The interim Financial Statements are prepared based on accrual accounting (excluding information related to the cash flows).

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 and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.

3. **Financial investments**

Investment in other entities

Investment in other entities are initially recognized at the historical costs, include purchase price or capital contributions plus the costs directly related to the investment. When investments are purchased, their dividends and profits from previous years are accounted in reducing their value. And their dividends and profits of following years are recognized in the revenue. Dividends received in stocks are only tracked by the number of additional stocks, the value of stocks received is not recorded.

Provision for loss of investments in other entities is appropriated as investee has suffered losses, except where such loss was anticipated by the Company when deciding to invest. Reversal of provision for devaluation of investments when the investee subsequently generates profits to offset previous losses.

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 make 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 Company'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 company 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:

| <u>Kinds of fixed assets</u> | <u>Years</u> |
|------------------------------|--------------|
| Building and structures | 08 – 20 |
| Machineries and equipments | 07 – 12 |

8. 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.

9. Basis for calculation and deduction of wage

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

10. Owners' equity

Owners's invested equity

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

11. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Company'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.

12. Recognition of revenues and income

Revenues are recognized when the Company 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.

13. 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.

14. 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 period-end revaluation.

15. 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 Company.

16. 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.

17. 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 Company is expected to deal at the time when transactions are incurred.
- For liabilities: selling exchange rate of the commercial bank where the Company 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 Company 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.

18. 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 Company 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 Company 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.

19. 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. ADDITION INFORMATION FOR ITEMS SHOWN IN THE INTERIM BALANCE SHEET (Currency: VND)**1. Cash and cash equivalents**

| | Ending balance of period | Beginning balance |
|---------------|-----------------------------|----------------------|
| Cash on hand | 154,603,415 | 11,787,939 |
| Call deposits | 1,565,344,198 | 2,203,172,186 |
| Total | 1,719,947,613 | 2,214,960,125 |

2. Short-term trade receivables

| | Ending balance of period | Beginning balance |
|---|-----------------------------|----------------------|
| <i>Receivables from related parties</i> | - | - |
| <i>Receivables from other customers</i> | 4,395,173,816 | 1,892,571,466 |
| - Viet Au My Wood JSC | 1,839,542,360 | - |
| - Mr Ahmad Shad - Asah Safi LTD | 1,186,503,456 | 1,186,503,456 |
| - Others | 1,369,128,000 | 706,068,010 |
| Total | 4,395,173,816 | 1,892,571,466 |

3. Short-term advance payments to suppliers

| | Ending balance of period | Beginning balance |
|--|-----------------------------|-------------------|
| <i>Advance payments to related parties</i> | - | - |
| <i>Advance payments to other suppliers</i> | 790,968,206 | 57,830,030 |
| - Wood & Lumber LLC | 755,853,976 | - |
| - Other suppliers | 35,114,230 | 57,830,030 |
| Total | 790,968,206 | 57,830,030 |

4. Other short-term receivables

| | Ending balance of period | | Beginning balance | |
|--|--------------------------|-----------|-----------------------|-----------|
| | Amount | Provision | Amount | Provision |
| <i>Receivables from related parties</i> | - | - | - | - |
| <i>Receivables from other parties</i> | 59,000,000,000 | - | 53,148,519,504 | - |
| - Quang Phuc Industry Investment JSC (*) | 59,000,000,000 | - | 45,000,000,000 | - |
| - Advances | - | - | 8,000,000,000 | - |
| - Others | - | - | 148,519,504 | - |
| Total | 59,000,000,000 | - | 53,148,519,504 | - |

(*) The advance deposit for Quang Phuc Industry Investment JSC to purchase 92.59% of the capital contribution of Quang Phuc Housing Development Co., Ltd. under the deposit contract No. 01/2024/QP IDC-QPX dated 16th December 2024, transfer value of VND 251,851,851,852 under the Appendix to the contract No. 01-PLHĐ/2025/QP IDC-QPX dated 01st April 2025, time of contract performance: to the end of 31st December 2025. The purchase of capital contribution of Quang Phuc Housing Development Co., Ltd. was approved by the Company's General Meeting of Shareholders according to the Resolution of the Extraordinary General Meeting of Shareholders dated 24th October 2024.

5. Provisions for doubtful debts

The movement on provisions for doubtful debts as follows:

| | Current period | Previous period |
|---------------------------|-----------------|-----------------|
| Beginning balance | (1,186,503,456) | (1,186,503,456) |
| Make supplement provision | - | - |
| Ending balance of period | (1,186,503,456) | (1,186,503,456) |

4. Inventories

| | Ending balance of period | | Beginning balance | |
|-------------------------------|--------------------------|---------------------|----------------------|-----------|
| | Historical cost | Provision | Historical cost | Provision |
| - Raw materials and supplies | - | - | 1,242,995 | - |
| - Finished goods | - | - | 96,318 | - |
| - Merchandises ⁽¹⁾ | 759,621,070 | (23,102,870) | 5,594,144,108 | - |
| Total | 759,621,070 | (23,102,870) | 5,595,483,421 | - |

In which, period-end value of merchandises is used as collateral for bank loans with amount of VND 0.

6. Tangible fixed assets

| | Buildings and structures | Machineries and equipments | Total |
|--|--------------------------|----------------------------|------------------------|
| Historical cost | | | |
| - Beginning balance | 220,373,706,711 | 84,579,742,776 | 971,457,139,945 |
| - Increase during period | 226,563,705 | 641,648,785 | 7,752,977,218 |
| - Decrease during period | (3,947,566) | (527,125,819) | (1,614,619,991) |
| + Liquidation, disposals | - | - | (1,010,000,000) |
| Ending balance of period | 220,596,322,850 | 84,694,265,742 | 977,595,497,172 |
| Depreciation | | | |
| - Beginning balance | 117,988,587,713 | 51,129,182,414 | 546,145,103,205 |
| - Depreciation during period | 3,872,997,370 | 3,474,104,729 | 20,216,680,345 |
| - Depreciation decreased during period | - | (470,122,793) | (1,487,461,855) |
| + Liquidation, disposals | - | - | (1,010,000,000) |
| Ending balance of period | 121,861,585,083 | 54,133,164,350 | 564,874,321,695 |
| Net book value | | | |
| Beginning balance | 102,385,118,998 | 33,450,560,362 | 425,312,036,740 |
| Ending balance of period | 98,734,737,767 | 30,561,101,392 | 412,721,175,477 |

7. Long-term financial investments

| | Ending balance of period | | | Beginning balance | | |
|--|--------------------------|---------------------------|-----------|-----------------------|-----------------------|-----------|
| | Historical cost | Fair value ⁽¹⁾ | Provision | Historical cost | Fair value | Provision |
| <i>Investment in other entities</i> | 8,390,000,000 | 8,390,000,000 | - | 19,300,000,000 | 19,300,000,000 | - |
| Dai Thanh Phat Investment and Development JSC ⁽²⁾ | 8,390,000,000 | 8,390,000,000 | - | 19,300,000,000 | 19,300,000,000 | - |
| Total | 8,390,000,000 | 8,390,000,000 | - | 19,300,000,000 | 19,300,000,000 | - |

⁽¹⁾ 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.

⁽²⁾ As at the accounting period ended, the Company has invested VND 8,390,000,000 equivalent to 3.8% of the owners' equity (beginning balance is VND 19,300,000,000 equivalent to 8.75% of charter capital).

9. Short-term trade payables

| | Ending balance of period | Beginning balance |
|--------------------------------------|--------------------------|----------------------|
| <i>Payables to related parties</i> | - | - |
| <i>Payables to other suppliers</i> | 686,652,903 | 1,747,160,792 |
| - Thanh Do Investment Technology JSC | 540,000,000 | - |
| - Other suppliers | 146,652,903 | 1,747,160,792 |
| Total | 686,652,903 | 1,747,160,792 |

10. Short-term advance payments from customers

| | Ending balance of period | Beginning balance |
|--|--------------------------|----------------------|
| <i>Advance payments from related parties</i> | - | - |
| <i>Advance payments from other customers</i> | 670,000,000 | 1,389,628,772 |
| - Nguyen Thi Huong | 670,000,000 | - |
| - Other suppliers | - | 1,389,628,772 |
| Total | 670,000,000 | 1,389,628,772 |

11. Tax and statutory obligations

| | Beginning balance | | Arising during period | | Ending balance of period | |
|------------------------------------|--------------------|----------------|-----------------------|----------------------|--------------------------|------------------|
| | Payable | Receivable | Payable | Already paid | Payable | Receivable |
| - Value Added Tax (VAT) | 127,321,997 | - | 644,708,408 | (670,011,316) | 102,019,089 | - |
| - Value Added Tax (VAT) on imports | - | - | 49,021,249 | (49,021,249) | - | - |
| - Corporate Income Tax (CIT) | 126,043,175 | - | 327,380,273 | (163,851,919) | 289,571,529 | - |
| - Personal Income Tax (PIT) | 26,023,767 | - | 7,730,102 | (7,107,602) | 26,646,267 | - |
| - Property tax | - | 284,300 | - | (4,857,784) | - | 5,142,084 |
| - License tax | - | - | 3,000,000 | (3,000,000) | - | - |
| - Other taxes | 5,153,343 | - | - | - | 5,153,343 | - |
| Total | 284,542,282 | 284,300 | 1,031,840,032 | (897,849,870) | 423,390,228 | 5,142,084 |

Value added tax (VAT)

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

Corporate income tax ("CIT")

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

| | Current period | Previous period |
|--|--------------------|--------------------|
| Total pre-tax accounting profit | 1,411,854,184 | 931,082,711 |
| <i>In which:</i> | | |
| - Pre-tax accounting profit from property transfer activities | 953,155,465 | - |
| - Pre-tax accounting profit from other business activities | 458,698,719 | 931,082,711 |
| Increase/ Decrease adjustments of accounting profit to determine profit subject to corporate income tax: | | |
| - Increase adjustments | 225,047,174 | 8,438,197 |
| + Non-deductible expenses | 225,047,174 | 8,438,197 |
| - Decrease adjustments | - | - |
| Taxable income | 1,636,901,358 | 939,520,908 |
| <i>In which:</i> | | |
| - Pre-tax accounting profit from property transfer activities | 953,155,465 | - |
| - Pre-tax accounting profit from other business activities | 683,745,893 | 939,520,908 |
| Transferring losses from previous years | - | - |
| Taxed income | 1,636,901,358 | 939,520,908 |
| <i>In which:</i> | | |
| - Pre-tax accounting profit from property transfer activities | 953,155,465 | - |
| - Pre-tax accounting profit from other business activities | 683,745,893 | 939,520,908 |
| Ordinary tax rate | 20% | 20% |
| CIT payable from taxed income during period | 327,380,273 | 187,904,182 |
| CIT payable in arrears from previous periods | - | - |
| Total Corporate income tax (CIT) payable | 327,380,273 | 187,904,182 |

12. Bonus and welfare funds

| | Current year | Previous year |
|------------------------------------|--------------|---------------|
| - Beginning balance | 239,936,361 | 239,936,361 |
| - Make appropriation during period | - | - |
| - Spending during period | - | - |
| Ending balance of period | 239,936,361 | 239,936,361 |

13. Owners' equity

13.1. The movement on owners' equity

| Items | Owners' invested equity | Development and investment fund | Undistributed earnings | Total |
|---|-------------------------|---------------------------------|------------------------|----------------|
| <i>For the six-month period ended 30th June 2024</i> | | | | |
| Beginning balance in previous year | 61,350,290,000 | 287,923,633 | 8,989,410,898 | 70,627,624,531 |
| Interest during period | - | - | 743,178,529 | 743,178,529 |
| Decrease during period | - | - | - | - |
| Ending balance of period in previous year | 61,350,290,000 | 287,923,633 | 9,732,589,427 | 71,370,803,060 |
| <i>For the six-month period ended 30th June 2025</i> | | | | |
| Beginning balance in current year | 61,350,290,000 | 287,923,633 | 9,244,971,761 | 70,883,185,394 |
| Interest during period | - | - | 1,084,473,911 | 1,084,473,911 |
| Decrease during period | - | - | - | - |
| Ending balance of period in current year | 61,350,290,000 | 287,923,633 | 10,329,445,672 | 71,967,659,305 |

Details of the owners' invested equity are as follows:

| Details | Ending balance of period | | Beginning balance | |
|---------------------------|--------------------------|----------------|----------------------|----------------|
| | Common stock capital | Proportion (%) | Common stock capital | Proportion (%) |
| - Ms Nguyen Thi Thuy Ngan | 14,006,360,000 | 22,83% | 14,006,360,000 | 22.83% |
| - Mr. Duong Van Hieu | 13,956,360,000 | 22,75% | 13,956,360,000 | 22.75% |
| - Mr. Ho Van Tuan | 12,000,000,000 | 19,56% | 12,000,000,000 | 19.56% |
| - Ms Nguyen Thi Hang | 6,050,000,000 | 9,86% | 3,000,000,000 | 4.89% |
| - Others | 15,337,570,000 | 25,00% | 18,387,570,000 | 29.97% |
| Total | 61,350,290,000 | 100% | 61,350,290,000 | 100% |

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

| | <u>Current period</u> | <u>Previous period</u> |
|--|-----------------------|------------------------|
| - Owners' invested equity | | |
| + Beginning balance | 61,350,290,000 | 61,350,290,000 |
| + Increase in period | - | - |
| + Decrease in period | - | - |
| + Ending balance of period | 61,350,290,000 | 61,350,290,000 |
| - Dividends and profit already divided | - | - |

13.3. Stocks

| | <u>Ending balance of period</u> | <u>Beginning balance</u> |
|---|---------------------------------|--------------------------|
| Number of stocks being registered to issue | 6,135,029 | 6,135,029 |
| Number of stocks already issued / public offering | 6,135,029 | 6,135,029 |
| - Common stocks | 6,135,029 | 6,135,029 |
| Number of buy-back stocks | - | - |
| - Common stocks | - | - |
| Number of outstanding stocks | 6,135,029 | 6,135,029 |
| - Common stocks | 6,135,029 | 6,135,029 |
| Nominal value of outstanding stocks (10,000VND/stock) | 10,000 | 10,000 |

14. Off-balance sheet items

Foreign currency

| | <u>Ending balance of period</u> | <u>Beginning balance</u> |
|------------------------------|---------------------------------|--------------------------|
| - United States Dollar (USD) | 397 | 397 |

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

1. Revenues from sale of goods and rendering of services

| | <u>Current period</u> | <u>Previous period</u> |
|-------------------------|-----------------------|------------------------|
| - Sale of goods | 39,216,032,876 | 86,315,020,257 |
| - Rendering of services | - | 933,079,770 |
| Total | 39,216,032,876 | 87,248,100,027 |

The Company has not incurred revenues from related parties.

2. Cost of goods sold

| | Current period | Previous period |
|------------------------------------|-----------------------|------------------------|
| - Goods sold | 38,087,791,848 | 85,928,517,626 |
| - Services provided | - | 765,401,878 |
| - Provision for obsolete inventory | 23,102,870 | - |
| Total | 38,110,894,718 | 86,693,919,504 |

3. Income from financial activities

| | Current period | Previous period |
|---|-----------------------|------------------------|
| - Interest on deposits and loans | 1,576,743 | 1,213,809,843 |
| - Interest on exchange rate differences | 3,186,960 | - |
| Total | 4,763,703 | 1,213,809,843 |

4. Expenses from financial activities

| | Current period | Previous period |
|-----------------|-----------------------|------------------------|
| - Loan interest | 226,638,040 | 641,194,694 |
| - Others | - | 201,966 |
| Total | 226,638,040 | 641,396,660 |

5. Selling expenses

| | Current period | Previous period |
|------------------------|-----------------------|------------------------|
| - Outsourcing expenses | 63,652,800 | - |
| Total | 63,652,800 | - |

6. General & administration expenses

| | Current period | Previous period |
|------------------------------------|-----------------------|------------------------|
| - Wages and salary | 160,252,179 | 36,000,000 |
| - Raw materials, office equipments | 6,754,166 | 26,762,211 |
| - Outsourcing expenses | 91,885,697 | 19,534,020 |
| - Others | 129,407,779 | 104,776,567 |
| Total | 388,299,821 | 187,072,798 |

QP GREEN INVESTMENT JOINT STOCK COMPANY

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

Notes to the interim Financial Statements (cont.)

For the six-month period ended 30th June 2025**7. Other income**

| | Current period | Previous period |
|---------------------------------|----------------------|-----------------|
| - Liquidation of assets on land | 953,155,465 | - |
| + Income | 5,454,545,455 | - |
| + Residual value | (3,551,685,133) | - |
| + Other liquidation costs | (949,704,857) | - |
| - Liquidation of fixed assets | 223,724,370 | - |
| + Income | 516,696,600 | - |
| + Residual value | (292,972,230) | - |
| - Others | 28,710,323 | - |
| Total | 1,205,590,158 | - |

8. Other expenses

| | Current period | Previous period |
|--------------|--------------------|------------------|
| - Others | 225,047,174 | 8,438,197 |
| Total | 225,047,174 | 8,438,197 |

9. Gains on stock

| | Current period | Previous period |
|--|----------------|-----------------|
| Accounting profit after corporate income tax | 1,084,473,911 | 743,178,529 |
| Increase/decrease adjustments accounting profit to determine profit/loss is distributed to shareholders who own common stocks: | - | - |
| Profit to calculate gains on stock | 1,084,473,911 | 743,178,529 |
| Average outstanding common stocks during period (stock) | 6,135,029 | 6,135,029 |
| Gains on stock (VND/stock) | 177 | 121 |

10. Diluted gains on stock

| | Current period | Previous period |
|--|----------------|-----------------|
| Accounting profit after corporate income tax | 1,084,473,911 | 743,178,529 |
| Increase/decrease adjustments accounting profit to determine profit/loss is distributed to shareholders who own common stocks: | - | - |
| Profit to calculate diluted gains on stock | 1,084,473,911 | 743,178,529 |
| Average outstanding common stocks during period (stock) | 6,135,029 | 6,135,029 |
| Diluted gains on stock (VND/stock) | 177 | 121 |

11. Expenses from operating activities by nature

| | Current period | Previous period |
|--------------------------------|--------------------|--------------------|
| - Materials and supplies | 6,754,166 | 26,762,211 |
| - Wages and salary | 160,252,179 | 36,000,000 |
| - Depreciation of fixed assets | - | 472,962,428 |
| - Outsourcing expenses | 91,885,697 | 232,613,790 |
| - Others | 193,060,579 | 184,136,247 |
| Total | 451,952,621 | 952,474,676 |

VII. OTHER INFORMATION (Currency: VND)**1. Contingent assets**

As at the date of the interim financial statements, the Company has not incurred contingent assets.

2. Contingent liabilities

As at the date of the interim financial statements, the Company has not incurred contingent liabilities.

3. Transactions and balances with related parties

The Company'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 | Current period | Previous period |
|------------------------------------|---|-------------------|-------------------|
| <i>Salary, bonus, remuneration</i> | | | |
| Ms Nguyen Thi Huong | Chief Accountant (dismissed on 31 st March 2025) | 18,000,000 | 36,000,000 |
| Total | | 18,000,000 | 36,000,000 |

3.1. Transactions and balances with other related parties

The Company's other related parties include:

| Related parties | Relationship |
|-----------------------------------|--|
| 1. QP Land JSC | Having the same key member |
| 2. QP Construction Investment JSC | Having the same key member |
| 3. QP Industrial Living Co., Ltd. | Having the same key member |
| 4. PT & Partners Law Firm LLC | Having the same key member |
| 5. Ms Nguyen Thi Thuy Ngan | Major shareholder (holding 22.83%) – Member of the Board of Management |
| 6. Mr. Duong Van Hieu | Major shareholder (holding 22.75%) |
| 7. Mr. Ho Van Tuan | Major shareholder (holding 19.56%) |

QP GREEN INVESTMENT JOINT STOCK COMPANY

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

Notes to the interim Financial Statements (cont.)

For the six-month period ended 30th June 2025

| Related parties | Relationship |
|-----------------------------|--|
| 8. Ms Nguyen Thi Hang | Major shareholder (holding 9.86%) |
| 9. Duong Phat Loc Co., Ltd. | Mr. Duong Van Hieu – the Company's major shareholder is Legal representative |

Transactions with other related parties during period:

The Company has not incurred transactions during period with other related parties.

4. Segment reporting

Segment information is presented according to the business field and geography.

Business field

Segment reporting according to the business field includes:

• **Current period**

| Items | Sales of goods | Rendering of services | Total |
|---|----------------------|-----------------------|----------------------|
| - Net revenues from sale of goods and rendering of services | 39,216,032,876 | - | 39,216,032,876 |
| - Cost of goods sold | 38,110,894,718 | - | 38,110,894,718 |
| Gross profit | 1,105,138,158 | - | 1,105,138,158 |

• **Previous period**

| Items | Sales of goods | Rendering of services | Total |
|---|--------------------|-----------------------|--------------------|
| - Net revenues from sale of goods and rendering of services | 86,315,020,257 | 933,079,770 | 87,248,100,027 |
| - Cost of goods sold | 85,928,517,626 | 765,401,878 | 86,693,919,504 |
| Gross profit | 386,502,631 | 167,677,892 | 554,180,523 |

Geography• **Current period**

| Items | Domestic | Export | Total |
|---|----------------------|----------|----------------------|
| - Net revenues from sale of goods and rendering of services | 39,216,032,876 | - | 39,216,032,876 |
| - Cost of goods sold | 38,110,894,718 | - | 38,110,894,718 |
| Gross profit | 1,105,138,158 | - | 1,105,138,158 |

QP GREEN INVESTMENT JOINT STOCK COMPANY

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

Notes to the interim Financial Statements (cont.)For the six-month period ended 30th June 2025• **Previous period**

| Items | Domestic | Export | Total |
|---|--------------------|----------|--------------------|
| - Net revenues from sale of goods and rendering of services | 87,248,100,027 | - | 87,248,100,027 |
| - Cost of goods sold | 86,693,919,504 | - | 86,693,919,504 |
| Gross profit | 554,180,523 | - | 554,180,523 |

6. Collateral**Collateral for other entities**

The Company has no assets used as collateral for other entities as at 30th June 2025.

Mortgage assets of other entities

The Company did not hold the collateral of the other entities as at 30th June 2025.

7. Going-concern assumption

As at the date of the interim Financial Statements, there is not any factor which affect the going-concern assumption of the Company, Therefore, the interim Financial Statements for the six-month period ended 30th June 2025 are prepared on the basis of the going-concern assumption.

8. Subsequent events

The Company is increasing its charter capital (expected) to VND 333,350,290,000 according to the Private share offering plan approved in the Annual General Meeting of Shareholders under the Resolution No. 02/2025/NQ-ĐHĐCĐ dated 29th May 2025 and the Resolution No. 09/2025/NQ-HĐQT dated 29th May 2025. The State Securities Commission has received the application for registration of private shares offering according to the Official Dispatch No. 3817/UBCK-QLCB dated 25th July 2025.

Except for the above event, the Company has no events occurring after the accounting period ended which would require any adjustments to the figures or disclosures in the interim Financial Statements.

Ho Chi Minh city, 12th August 2025

Prepared by



NGUYEN THI CAM THUY

Chief Accountant



NGUYEN MINH HAI

General Director



NGUYEN MANH TUAN

