INVESTOR RELATION REPORT

QUARTER II/2026 - QP HOLDINGS JOINT STOCK COMPANY

QP HOLDINGS

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ECONOMIC CONTEXT & MARKET MOVEMENTS

> **"The economy maintains positive growth momentum, creating a foundation for the development of the real estate market"**

Economic growth

Amidst a global economy still characterized by geopolitical risks and trade barriers, the Vietnamese economy maintained positive growth momentum in the first six months of 2026. GDP in Quarter II/2026 grew by 8,4% year-on-year, bringing GDP growth for the first half of the year to 8,2%, higher than the same period in 2025 and the highest growth rate for this period since 2011. Key growth drivers stemmed from the industry-construction sector and the services sector, which grew by 9,8% and 8,1%, respectively.

Investment activity

Total social investment capital reached VND 1.807,8 trillion, an increase of 12,9% year-on-year; of which, the State sector reached VND 508,3 trillion, an increase of 12,5%, demonstrating the active role of public investment in promoting construction and infrastructure development. In Quarter II/2026, total social investment capital reached VND 1.059,5 trillion, an increase of 14,1% year-on-year.

FDI inflows

As of June 30, 2026, total registered FDI capital in Vietnam reached USD 34,7 billion, an increase of 61,0%, while realized FDI capital reached USD 13,0 billion, up 11,2% year-on-year. Specifically in the Binh Duong area, according to a report by the Vietnam-Singapore Industrial Park Joint Venture Company (VSIP), VSIP's industrial parks in Binh Duong have attracted nearly USD 652 million in FDI, an increase of over 60% compared to the same period in 2025 and exceeding more than 80% of the plan for this year.

> **"Overall, the strong growth from investment activities and FDI inflows continues to be a key driver for infrastructure development, production, and urbanization. This context creates room for growth in the real estate market, especially in areas with advantages in infrastructure, connectivity, and investment attraction such as Binh Duong (former)."**

ECONOMIC CONTEXT & MARKET MOVEMENTS

In the first six months of 2026, the supply of real estate in Vietnam has been gradually improving, showing signs of recovery for the entire market. Specifically, the market recorded approximately 37.300 new products, an increase of 16% year-on-year; however, primary absorption reached approximately 26.100 products, a decrease of 12%, indicating that absorption capacity has not kept pace with the rate of supply growth.

BINH DUONG (FORMER) AREA

RESIDENTIAL REAL ESTATE

The supply of apartments in the Ho Chi Minh City extended area reached 4.700 newly launched units, a decrease of 33% compared to Quarter I/2026 but still maintained at a relatively high level. Of this, the Binh Duong (former) area contributed the majority of the supply with approximately 3.700 units. Regarding liquidity, the number of apartments in the area reached approximately 4,343 units, a decrease of about 20% compared to Q1. Despite the decrease in absorption, transaction volumes still indicate that housing demand in the area remains relatively large, supported by the urbanization process with inter-regional connectivity infrastructure projects such as Ring Road 3, Ring Road 4, the expansion of National Highway 13, ..., along with the development of industrial hubs and the trend of population migration from Ho Chi Minh City.

INDUSTRIAL REAL ESTATE

In the industrial real estate sector, demand continues to be supported by FDI inflows and the trend of production expansion in Vietnam. According to statistics from CBRE Group, the total industrial land area absorbed in the Southern region reached approximately 124 hectares, an increase of 125% year-on-year. Among these, with the advantage of being the production and industrial hub of the Southern economic region, Binh Duong and Dong Nai accounted for 83% of the total absorbed area.

Supply in 6 months of 2026
37.300
New products
↑ **16% compared to the same period**

Demand in 6 months of 2026
26.100
Products
↑ **12% compared to the same period**

Supply of department in 6 months of 2026
4.372
Units
↑ **173% compared to the same period**

Industrial land area in the Southern region
124
ha
↑ **125% compared to the same period**

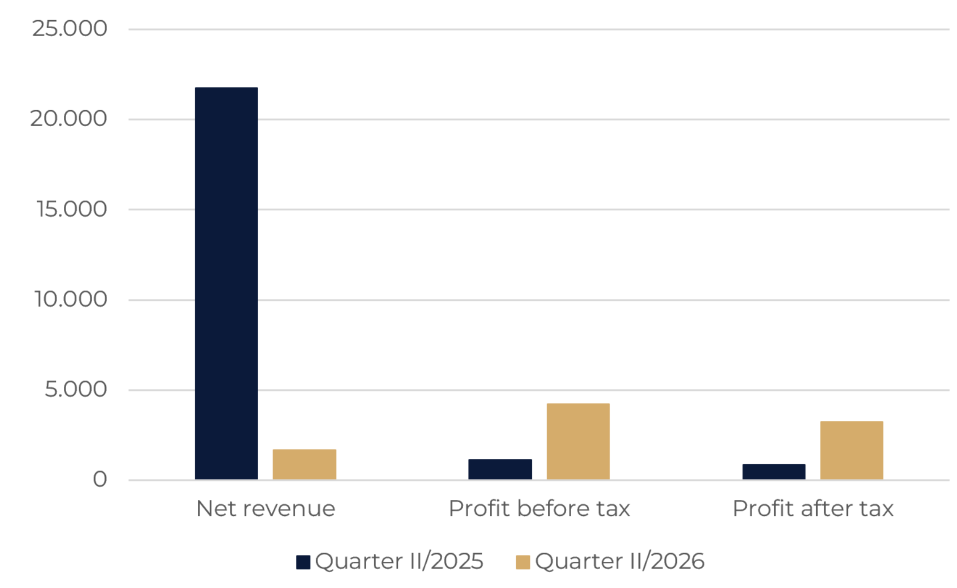
Overall, the Vietnamese real estate market continued to recover in the first six months of 2026. In the Binh Duong (former) area, residential real estate recorded a sharp increase in supply, while demand was actively supported by factors such as the urbanization process and population migration needs. Simultaneously, industrial real estate in this area continued to benefit from FDI inflows and its important connectivity position. Furthermore, the push for infrastructure investment and the expansion of inter-regional connectivity continue to reinforce the development potential for both residential and industrial real estate in Binh Duong (former), particularly in areas with advantages in connectivity, industry, and the pace of urbanization.

BUSINESS RESULTS OF QUARTER II/2026

Business results

Indicator (Million VND)	Q2/2026	Q2/2025
Net revenue	1.654	21.751
Cost of goods sold	-	21.167
Gross profit	1.654	584
Financial activity revenue	4.782	4
Financial, selling, and administrative expenses	3.560	242
Profit from business activities	2.876	345
Other profit	1.343	769
Profit before tax	4.219	1.115
Profit after tax	3.229	855
EPS (VND/share)	99	139

** Based on Consolidated Financial Statements of Quarter II/2026*



Profit before tax of Quarter II/2026
4.219
million VND
278% YoY

Profit after tax of Quarter II/2026
3.229
million VND
277% YoY

Revenue structure by sector

Indicator (Million VND)	Q2/2026	Q2/2025
Revenue from sales	-	21.751
Revenue from service rendered	1.654	-
Revenue from financial activities	4.782	4
Total revenue	6.436	21.755

Comments

Revenue structure in Quarter II/2026 of QP Holdings witnessed a strong shift from sales activities to financial activities. Specifically, financial activities in the period grew strongly by 119942,12% year-on-year, accounting for 74,30% of total revenue. Meanwhile, the Company recorded no revenue from sales activities.

Outlook of Quarter III/2026

Infrastructure, Industry, and Urbanization – Opening up development opportunities for QP Holdings

In Quarter III/2026 and the last six months of 2026, the real estate market is expected to continue its recovery and improvement, based on the foundation of economic growth, accelerated infrastructure investment, and the attraction of FDI inflows. For the Binh Duong (former) area, the development of industrial hubs, foreign investment capital, and the urbanization process continue to create room for growth for both the residential and industrial real estate markets.

Currently, QP Holdings is focusing on investing in and developing 3 key projects in the Binh Duong (former) area, including QP Green Park, Binh Duong Center, and the D7 and D17 high-rise apartment complexes. Among these, QP Green Park possesses a location opposite the expansion of VSIP 2 industrial park – one of the key industrial parks in Binh Duong. This is a golden advantage as the project not only serves residential needs but also meets the actual housing needs of tens of thousands of experts, engineers, and workers currently working at expansion of VSIP 2. The location opposite the industrial park also opens up significant potential for rental investment, service business, and long-term real estate value appreciation. This project is expected to be launched in Quarter III/2026 and is expected to bring revenue to the Company.

In the short term, QP Holdings has the opportunity to benefit from the market recovery; in the medium and long term, growth potential is expected to come from the urbanization process, infrastructure development, and the expansion of the industrial ecosystem in key locations such as the Binh Duong (former) area.

QP HOLDINGS
REAL ESTATE DEVELOPER

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HIGHLIGHT EVENTS

On May 27, 2026, the Company successfully held its 2026 Annual General Meeting of Shareholders at the JW Marriott Hotel & Suites Saigon - Ho Chi Minh City, with the participation of shareholders through both in-person and online formats.

1

CHANGE OF COMPANY NAME – A STRATEGIC STEP IN THE REPOSITIONING JOURNEY

With a development strategy for the new era – building a larger-scale real estate investment and development platform, the Company has officially changed its name to QP Holdings Joint Stock Company. In this, "QP" continues to inherit the values built over nearly 20 years, while "Holdings" reflects the orientation of the parent company in its role of capital management, project ecosystem development, and long-term value creation. For the Company, the name change is not a new starting point, but a continuation and elevation of a solid foundation built over the past 20 years.

2

ADDITION OF BUSINESS LINES

To prepare for the breakthrough phase, QP Holdings has added new business lines, creating a foundation for the development plans of the Company in the future, aiming for an Investment Holding model and operating on 3 main pillars (residential real estate, industrial real estate, and financial investment).

3

DIVIDEND PAYMENT

The General Meeting of Shareholders has unanimously approved a dividend payment rate of 4% in the form of stock dividends. Currently, QP Holdings has completed the procedures in accordance with stock market regulations.

4

SIGNING OF MEMORANDUM OF UNDERSTANDING (MOU) FOR THE INVESTMENT AND DEVELOPMENT OF THE D7 AND D17 PROJECTS

This event marks an important step in the strategy to expand the project portfolio and develop business in the residential real estate sector of the Company. The project is invested by Phu Thinh City Joint Stock Company, with a total estimated investment cooperation contract value of up to VND 2.500 billion. Currently, the project is undergoing pre-investment procedures and is expected to be granted a construction permit in Quarter III/2026.

INVESTOR RELATIONS ACTIVITIES

Highlight information disclosed

Date	Content
28/04/2026	Financial Statements of Quarter I/2026
27/05/2026	Minutes, Resolutions of 2026 Annual General Meeting of Shareholders
28/05/2026	Notice of change in personnel
05/06/2026	Resolutions of Board of Directors regarding of providing loans to Quang Phuc Housing Development Co., Ltd.
05/06/2026	Resolutions of Board of Directors regarding of issuance of Charter, Internal Regulations on Corporate Governance, and Regulations on Operation of Board of Directors
09/06/2026	Resolutions of Board of Directors regarding of implementing the share issuance plan for dividend payment
10/06/2026	Selection of auditing firm for Financial Statements of 2026
17/06/2026	State Securities Commission receives the documents regarding share issuance for dividend payment of HKT
18/06/2026	Notice of record date for stock dividend payment of 2025
23/06/2026	Resolutions of Board of Directors regarding of transferring a portion of capital contribution in Quang Phuc Housing Development Co., Ltd.
29/07/2026	Financial Statements of Quarter II/2026
25/08/2026	Reviewed Semi-annual Financial Statements of 2026

- In Quarter III/2026, QP Holdings plans to organize the launch of the QP Green Park Project with a total area of 13,7 hectares, comprising approximately 500 adjacent houses and 60 shophouses.

- The Company is committed to a consistent strategy of sustainable development, information transparency, and continuously increasing long-term value for shareholders. With an increasingly consolidated operating foundation and a clear development orientation, the Company expects that the results achieved will gradually build trust and sustainable value for shareholders in the future.

- For more information, please contact us via the information below for support:

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