FINANCIAL STATEMENTS

QUARTER 03/2026

HO CHI MINH CITY SECURITIES CORPORATION

Form B01a – CTCK

STATEMENT OF FINANCIAL POSITION

Code	ITEMS	Note	As at 30.09.2026 VND	As at 31.12.2025 VND
	ASSETS			
100	**CURRENT ASSETS**		**42,876,307,557,596**	**46,224,757,961,416**
110	**Financial assets**		**42,839,293,567,713**	**46,167,073,430,838**
111	Cash and cash equivalents	3.1	2,133,809,024,226	1,329,233,821,698
111.1	*Cash*		*2,133,809,024,226*	*1,329,233,821,698*
112	Financial assets at fair value through profit or loss (FVTPL)	3.2a	9,362,552,059,955	13,766,120,181,079
113	Held-to-maturity (HTM) investments	3.2b	2,058,020,883,349	2,265,828,797,630
114	Loans	3.3	29,169,878,109,274	28,150,106,595,588
118	Prepayments to suppliers		3,883,065,632	16,571,533,817
119	Service-related receivable	3.4	35,503,417,673	546,516,303,947
122	Other receivables	3.4	87,442,594,942	104,491,784,417
129	Provision for doubtful debts		(11,795,587,338)	(11,795,587,338)
130	**Other current assets**		**37,013,989,883**	**57,684,530,578**
131	Advances		5,824,437,995	2,844,540,804
133	Short-term prepaid expenses		22,445,630,608	29,725,312,774
134	Short-term security deposits		181,500,000	174,300,000
137	Other current assets		8,562,421,280	24,940,377,000
137.1	*Deposits for derivatives trading activities*		*8,562,421,280*	*24,940,377,000*
200	**NON-CURRENT ASSETS**		**168,138,612,660**	**274,248,248,195**
210	**Long-term financial assets**		**-**	**106,500,000,000**
212	Long-term investments	3.2b	-	106,500,000,000
212.1	*HTM investments*		-	*106,500,000,000*
220	**Fixed assets**		**36,929,544,032**	**35,668,238,616**
221	Tangible fixed assets	3.5	27,131,323,825	31,125,380,514
222	*Historical cost*		*220,537,590,988*	*210,875,286,900*
223a	*Accumulated depreciation*		*(193,406,267,163)*	*(179,749,906,386)*
227	Intangible fixed assets	3.5	9,798,220,207	4,542,858,102
228	*Historical cost*		*104,428,731,485*	*97,315,601,797*
229a	*Accumulated amortisation*		*(94,630,511,278)*	*(92,772,743,695)*
250	**Other non-current assets**		**131,209,068,628**	**132,080,009,579**
251	Long-term security deposits		13,317,239,276	12,850,454,172
252	Long-term prepaid expenses	3.6	84,788,513,913	86,126,239,968
253	Deferred income tax assets		3,103,315,439	3,103,315,439
254	Deposits in the Settlement Supporting Fund	3.7	20,000,000,000	20,000,000,000
255	Other long-term assets	3.8	10,000,000,000	10,000,000,000
255.1	*Deposits in the Derivatives trading clearing fund*	3.8	*10,000,000,000*	*10,000,000,000*
270	**TOTAL ASSETS**		**43,044,446,170,256**	**46,499,006,209,611**

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STATEMENT OF FINANCIAL POSITION
(continued)

Code	ITEMS	Note	As at 30.09.2026 VND	As at 31.12.2025 VND
300	**LIABILITIES**		**28,539,275,411,247**	**31,955,862,213,589**
310	**Current liabilities**		**28,539,275,411,247**	**31,955,862,213,589**
311	Short-term borrowings and finance lease liabilities		22,455,542,953,631	30,889,148,067,605
312	*Short-term borrowings*	3.9	*22,455,542,953,631*	*30,889,148,067,605*
318	Trading obligations	3.10	2,686,510,467,997	352,561,206,181
320	Short-term trade payables		7,267,827,801	4,316,136,369
322	Taxes and other payables to the State	3.11	129,436,019,081	251,535,105,057
324	Accrued employees' welfares		10,211,822,849	8,893,162,111
325	Short-term accrued expenses	3.12	244,484,417,802	318,531,715,710
329	Other short-term payables	3.13	2,945,195,163,077	94,772,605,134
331	Bonus and welfare funds		60,626,739,009	36,104,215,422
400	**OWNERS' EQUITY**		**14,505,170,759,009**	**14,543,143,996,022**
410	**Owners' equity**	3.14	**14,505,170,759,009**	**14,543,143,996,022**
411	Owners' capital		11,762,795,540,992	11,762,795,540,992
411.1	Share capital		10,807,970,890,000	10,807,970,890,000
411.1a	*Ordinary shares*		*10,807,970,890,000*	*10,807,970,890,000*
411.2	Share premiums		967,302,100,000	967,302,100,000
411.5	Treasury shares		(12,477,449,008)	(12,477,449,008)
414	Supplementary capital reserve		277,696,843,214	277,696,843,214
417	Undistributed earnings	3.15	2,464,678,374,803	2,502,651,611,816
417.1	*Realised profits after tax*		*2,242,684,947,066*	*2,201,593,354,377*
417.2	*Unrealised profits*		*221,993,427,737*	*301,058,257,439*
440	**TOTAL RESOURCES**		**43,044,446,170,256**	**46,499,006,209,611**

Form B01a – CTCK

OFF STATEMENT OF FINANCIAL POSITION ITEMS

Code	ITEMS	Note	As at 30.09.2026	As at 31.12.2025
A	**ASSETS OF THE COMPANY AND ASSETS UNDER ENTRUSTMENT**			
			Amount (VND)	
004	Bad debts written off		39,928,851,148	39,928,851,148
			Original currency	
005	Foreign currencies			
	United States Dollar		3,586.43	2,487
	Japanese Yen		1,105,465	1,105,465
	Singapore Dollar		1,000	-
	British Pound		497.48	500
	New Taiwan Dollar		30,005	30,005
	Canadian Dollar		100	100
	Malaysian Ringgit		750	750
	Euro		100	100
	Korean Won		7,800,000	7,800,000
	Riyal Qatar		3,425	3,425
			Quantity	
006	Number of shares in issue (shares)	4.1	1,079,956,671	1,079,956,671
007	Number of treasury shares (shares)		840,418	840,418
			Par value (VND)	
008	Securities listed/registered to Vietnam Securities Depository and Clearing Corporation ("VSDC")		4,567,094,890,000	6,606,474,310,000
	Freely traded securities		*572,094,890,000*	*1,511,474,310,000*
	Mortgaged securities		*3,995,000,000,000*	*5,095,000,000,000*
009	Securities in custody of VSDC and not yet traded		1,623,920,000	41,980,000
010	Securities purchased and awaiting settlement		10,242,650,000	11,421,720,000
012	Securities not in custody of VSDC		1,900,000,000,000	1,900,000,000,000
			Quantity	
014	Covered warrants authorised but not yet issued	4.2	136,217,800	38,727,000
B	**ASSETS OF AND LIABILITIES TO CUSTOMERS**			
			Par value (VND)	
021	Securities listed/registered at VSDC		49,791,105,398,400	48,505,609,878,000
021.1	*Freely traded securities*		*44,891,481,760,800*	*43,196,155,708,000*
021.2	*Restricted securities*		*3,194,036,110,000*	*3,192,261,060,000*
021.3	*Pledged securities*		*1,408,306,070,000*	*1,709,054,780,000*
021.4	*Suspended securities*		*36,400,000*	-
021.5	*Securities awaiting settlement*		*297,245,057,600*	*408,138,330,000*

Form B01a – CTCK

OFF STATEMENT OF FINANCIAL POSITION ITEMS (continued)

Code	ITEMS	As at 30.09.2026 VND	As at 31.12.2025 VND
B	**ASSETS OF AND LIABLITIES TO CUSTOMERS (continued)**		
		Par value (VND)	
022	Securities in custody of VSDC and not yet traded	5,510,313,550,000	399,047,000,000
022.1	*Securities in custody of VSDC and not yet traded – freely traded securities*	*650,408,290,000*	*397,390,500,000*
022.2	*Securities in custody of VSDC and not yet traded – suspended securities*	*4,859,905,260,000*	*1,656,500,000*
023	Securities purchased and awaiting settlement	713,252,327,200	535,432,192,000
024b	Securities not in custody of VSDC of investors	5,500,000,000	5,500,000,000
026	Customers' deposits	1,722,420,183,036	2,104,155,265,306
027	*Customers' deposits for securities trading*	*1,521,007,609,802*	*1,990,146,950,316*
027.1	*Customers' deposits at VSDC*	*201,412,573,234*	*114,008,314,990*
031	Payables to customers relating to their deposits at the Company for securities trading	1,521,007,609,802	1,990,146,950,316
031.1	*Payables to domestic customers relating to their deposits at the Company for securities trading*	*1,334,651,066,424*	*1,927,243,766,319*
031.2	*Payables to foreign customers relating to their deposits at the Company for securities trading*	*186,356,543,378*	*62,903,183,997*

20 October 2026

Prepared by	Chief Financial Officer cum Chief Accountant	Chief Executive Officer
Le Thi Thuy Duong	Lam Huu Ho	Trinh Hoai Giang

HO CHI MINH CITY SECURITIES CORPORATION
FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 SEPTEMBER 2026

Form B02a – CTCK

STATEMENT OF INCOME

Code	ITEMS	Note	3rd Quarter 2026 VND	3rd Quarter 2025 VND	Year to date 2026 VND	Year to date 2025 VND
	OPERATING INCOME					
01	Income from FVTPL financial assets		142,295,370,879	361,975,919,053	745,851,590,999	942,840,750,239
01.1	*Realised gains on disposal of FVTPL financial assets*	5.1	*61,503,056,034*	*282,575,121,237*	*438,130,783,137*	*615,919,361,558*
01.2	*Upward revaluation of FVTPL financial assets*	5.2a	*28,520,738,685*	*(47,454,103,965)*	*(139,386,903,920)*	*34,743,237,925*
01.3	*Dividends and interest income from FVTPL financial assets*		*21,215,157,490*	*105,780,969,934*	*428,565,607,004*	*304,889,221,443*
01.4	*Downward revaluation of covered warrants liabilities*	5.2b	*31,056,418,670*	*21,073,931,847*	*18,542,104,778*	*(12,711,070,687)*
02	Income from held-to-maturity (HTM) financial assets		166,955,850,558	140,487,432,170	175,679,730,010	143,530,272,718
03	Interest income from loans and receivables		757,696,119,448	641,574,940,477	2,288,933,021,496	1,663,461,076,208
06	Brokerage fee income		151,879,546,287	506,659,763,917	672,844,781,313	903,725,239,077
09	Custody service income		4,430,638,215	3,703,256,997	12,355,253,032	10,336,850,918
10	Financial consultancy service income		8,700,613,225	1,638,736,964	19,320,548,971	61,901,836,015
11	Other operating income		11,621,793,337	8,851,712,424	30,388,172,023	12,137,075,911
20	**TOTAL OPERATING INCOME**		**1,243,579,931,949**	**1,664,891,762,002**	**3,945,373,097,844**	**3,737,933,101,086**
	OPERATING EXPENSES					
21	Losses from FVTPL financial assets		62,246,028,315	276,195,016,613	313,073,132,203	642,455,133,369
21.1	*Realised losses on disposal of FVTPL financial assets*	5.1	*59,248,970,625*	*217,031,380,172*	*354,853,101,643*	*588,236,696,007*
21.2	*Downward revaluation of FVTPL financial assets*	5.2a	*(6,453,458,235)*	*61,091,416,457*	*(44,393,814,606)*	*45,490,521,055*
21.4	*Upward revaluation of covered warrants liabilities*	5.2b	*9,450,515,925*	*(1,927,780,016)*	*2,613,845,166*	*8,727,916,307*
24	Interest expenses associated with loans		508,114,330,882	391,250,114,849	1,539,764,272,692	982,054,978,713
26	Proprietary trading activities	5.3	22,199,411,979	19,807,590,332	62,743,432,592	56,841,893,100
27	Brokerage fee expenses	5.3	145,284,022,071	264,479,838,299	547,003,087,317	569,516,367,251
30	Custody service expenses	5.3	4,569,672,140	3,830,972,710	12,599,313,125	10,684,756,636
31	Financial consultancy service expenses	5.3	8,202,158,462	16,226,536,614	23,614,767,996	34,831,617,583
32	Other operating expenses	5.3	2,642,012,072	1,926,860,640	7,286,498,972	5,967,104,911
40	**TOTAL OPERATING EXPENSES**		**753,257,635,921**	**973,716,930,057**	**2,506,084,504,897**	**2,302,351,851,563**

Form B02a – CTCK

STATEMENT OF INCOME
(continued)

Code	ITEMS	Note	3rd Quarter		Year to date	
			2026 VND	2025 VND	2026 VND	2025 VND
	FINANCIAL INCOME					
42	Dividend income and interest income from demand deposits		479,188,881	226,481,349	1,819,477,208	1,836,064,346
50	**TOTAL FINANCIAL INCOME**		**479,188,881**	**226,481,349**	**1,819,477,208**	**1,836,064,346**
62	**GENERAL AND ADMINISTRATIVE EXPENSES**	5.4	**119,643,622,891**	**141,455,437,625**	**366,133,725,431**	**364,660,066,945**
70	**OPERATING RESULT**		**371,157,862,018**	**549,945,875,669**	**1,074,974,344,724**	**1,072,757,246,924**
	OTHER INCOME AND EXPENSES					
71	Other income		1,388,889	28,790,909	31,304,798	60,609,091
72	Other expenses		-	-	20,829,167	-
80	**NET OTHER INCOME**		**1,388,889**	**28,790,909**	**10,475,631**	**60,609,091**
90	**NET ACCOUNTING PROFIT BEFORE TAX**		**371,159,250,907**	**549,974,666,578**	**1,074,984,820,355**	**1,072,817,856,015**
91	Realised profit		314,579,151,242	635,518,475,137	1,154,049,650,057	1,105,004,126,139
92	Unrealised profit		56,580,099,665	(85,543,808,559)	(79,064,829,702)	(32,186,270,124)

HO CHI MINH CITY SECURITIES CORPORATION
FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 SEPTEMBER 2026

Form B02a – CTCK

STATEMENT OF INCOME
(continued)

Code	ITEMS	3rd Quarter		Year to date	
		2026 VND	2025 VND	2026 VND	2025 VND
100	**CORPORATE INCOME TAX ("CIT")**	**73,937,571,391**	**109,438,540,116**	**213,866,758,981**	**213,189,486,824**
100.1	Corporate income tax – current	73,937,571,391	109,438,540,116	213,866,758,981	213,189,486,824
200	**NET PROFIT AFTER TAX**	**297,221,679,516**	**440,536,126,462**	**861,118,061,374**	**859,628,369,191**

20 October 2026

Prepared by	Chief Financial Officer cum Chief Accountant	Chief Executive Officer
Le Thi Thuy Duong	Lam Huu Ho	Trinh Hoai Giang

Form B03(b)a – CTCK

STATEMENT OF CASH FLOWS
(Indirect method)

Code	ITEMS	Year to date 2026 VND	Year to date 2025 VND
	Cash flows from operating activities		
01	**Net profit before tax**	**1,074,984,820,355**	**1,072,817,856,015**
02	**Adjustments for:**	**1,471,206,327,675**	**899,948,686,536**
03	Depreciation and amortisation	15,543,289,193	18,146,505,450
06	Interest expenses	1,539,764,272,692	982,054,978,713
07	Profits from investing activitives	1,283,712	(6,363,636)
08	Accrued interest income	(84,102,517,922)	(100,246,433,991)
10	**(Decrease)/increase in non-cash expenses**	**(41,779,969,440)**	**54,218,437,362**
11	Downward revaluation of FVTPL financial assets and upward revaluation of covered warrants liabilities	(41,779,969,440)	54,218,437,362
18	**Decrease/(increase) in non-cash income**	**120,844,799,142**	**(22,032,167,238)**
19	Upward revaluation of FVTPL financial assets and downward revaluation of covered warrants liabilities	120,844,799,142	(22,032,167,238)
30	**Changes in working capital**	**7,493,641,730,106**	**(6,971,206,716,018)**
31	Decrease/(increase) in FVTPL financial assets	4,308,575,031,810	(8,123,467,368,003)
32	Decrease/(increase) in HTM investments	314,307,914,281	(880,134,780,287)
33	(Increase)/decrease in loans	(1,019,771,513,686)	212,810,598,782
37	Decrease/(increase) in service-related receivables	511,012,886,274	(541,217,527,970)
39	Decrease/(increase) in service-related receivables	98,171,810,206	(63,601,952,604)
41	(Increase)/decrease in accrued expenses (excluding interest expenses)	(70,997,865,200)	9,180,100,485
42	Increase/(decrease) in prepaid expenses	8,617,408,221	(10,378,211,840)
43	CIT paid	(326,444,919,123)	(161,127,451,138)
44	Interest paid	(1,542,881,703,400)	(1,008,178,489,728)
45	Increase in trade payables	15,640,159,617	2,093,292,531
46	Increase in employee welfare payables	1,318,660,738	2,058,474,700
47	(Decrease)/increase in tax and other payables to the State (excluding CIT paid)	(9,522,880,379)	37,728,759,169
50	Increase in other short-term payables, covered warrants payable	5,189,712,770,131	3,685,386,460,075

Form B03(b)a – CTCK

STATEMENT OF CASH FLOWS
(Indirect method)
(continued)

Code	ITEMS	Year to date 2026 VND	Year to date 2025 VND
51	Other receipts from operating activities	16,377,955,720	-
52	Other payments for operating activities	(473,985,104)	(132,358,620,190)
60	**Net cash inflow/(outflow) for operating activities**	**10,118,897,707,838**	**(4,966,253,903,343)**
	Cash flows from investing activities		
61	Cash paid for purchases of fixed assets	(16,825,423,776)	(10,335,008,288)
62	Proceeds from disposals of fixed assets	21,500,000	7,000,000
70	**Net cash inflows for operating activities**	**(16,803,923,776)**	**(10,328,008,288)**
	Cash flows from financing activities		
73.2	Proceeds from borrowings	173,033,252,722,354	148,452,019,072,490
74.3	Repayments of principals of borrowings	(181,466,857,836,328)	(139,022,489,072,490)
76	Payment of dividend	(863,913,467,560)	(647,927,966,835)
80	**Net cash (outflow)/inflow from financing activities**	**(9,297,518,581,534)**	**8,781,602,033,165**
90	**Net decrease in cash and cash equivalents**	**804,575,202,528**	**3,805,020,121,534**
101	**Cash and cash equivalents at beginning of period**	**1,329,233,821,698**	**105,784,508,391**
101.1	Cash	1,329,233,821,698	105,784,508,391
103	**Cash and cash equivalents at end of period**	**2,133,809,024,226**	**3,910,804,629,925**
103.1	Cash	2,133,809,024,226	3,910,804,629,925

Form B03(b)a – CTCK

STATEMENT OF CASH FLOWS
(Indirect method)
(continued)

CASH FLOWS OF BROKERAGE AND ENTRUSTMENT ACTIVITIES

Code	ITEMS	Year to date 2026 VND	Year to date 2025 VND
	Cash flows of brokerage and entrustment activities		
01	Brokerage trading proceeds	161,288,048,433,254	199,627,989,273,205
02	Brokerage trading payments	(161,183,707,348,859)	(208,400,117,588,201)
07	Receive deposits to pay for customers' securities transactions	-	9,066,506,133,573
08	Payments for customers' securities transactions	(561,125,171,877)	-
11	Payments for custody fees of customers	(12,355,253,032)	(10,336,850,918)
20	**(Decrease)/increase in customers' deposits**	**(469,139,340,514)**	**284,040,967,659**
30	**Customers' deposits at beginning of period**	**1,990,146,950,316**	**1,711,639,380,771**
31	Cash at bank	1,990,146,950,316	1,711,639,380,771
32	*Customers' deposits for securities trading under monitoring of the Company*	*1,990,146,950,316*	1,711,639,380,771
40	**Customers' deposits at end of period**	**1,521,007,609,802**	**1,995,680,348,430**
41	Cash at bank	1,521,007,609,802	1,995,680,348,430
42	*Customers' deposits for securities trading under monitoring of the Company*	*1,521,007,609,802*	*1,995,680,348,430*

20 October 2026

Prepared by	Chief Financial Officer cum Chief Accountant	Chief Executive Officer
Le Thi Thuy Duong	Lam Huu Ho	Trinh Hoai Giang

HO CHI MINH CITY SECURITIES CORPORATION

STATEMENT OF CHANGES IN EQUITY

Form B04a – CTCK

Items	As at		For the period ended 30 September 2025		For the period ended 30 September 2026		As at	
	1.1.2025 VND	1.1.2026 VND	Increase VND	Decrease VND	Increase VND	Decrease VND	30.09.2025 VND	30.09.2026 VND
1. Owners' capital	8,163,092,550,992	11,762,795,540,992	-	-	-	-	8,163,092,550,992	11,762,795,540,992
1.1 Ordinary shares with voting rights	*7,208,115,320,000*	*10,807,970,890,000*	-	-	-	-	*7,208,115,320,000*	*10,807,970,890,000*
1.2 Share premium	*967,454,680,000*	*967,302,100,000*	-	-	-	-	*967,454,680,000*	*967,302,100,000*
1.3 Treasury shares	*(12,477,449,008)*	*(12,477,449,008)*	-	-	-	-	*(12,477,449,008)*	*(12,477,449,008)*
2. Supplementary capital reserve	277,696,843,214	277,696,843,214	-	-	-	-	277,696,843,214	277,696,843,214
6. Undistributed earnings	2,003,152,279,509	2,502,651,611,816	859,628,369,191	679,118,053,931	861,118,061,374	899,091,298,387	2,183,662,594,769	2,464,678,374,803
6.1 Realised profit after tax	*1,799,129,390,116*	*2,201,593,354,377*	*891,814,639,315*	*679,118,053,931*	*940,182,891,076*	*899,091,298,387*	*2,011,825,975,500*	*2,242,684,947,066*
6.2 Unrealised profits after tax	*204,022,889,393*	*301,058,257,439*	*(32,186,270,124)*	-	*(79,064,829,702)*	-	*171,836,619,269*	*221,993,427,737*
Total	**10,443,941,673,715**	**14,543,143,996,022**	**859,628,369,191**	**679,118,053,931**	**861,118,061,374**	**899,091,298,387**	**10,624,451,988,975**	**14,505,170,759,009**

20 October 2026

Prepared by	Chief Financial Officer cum Chief Accountant	Chief Executive Officer
Le Thi Thuy Duong	Lam Huu Ho	Trinh Hoai Giang

1 GENERAL INFORMATION

Establishment and listing

Ho Chi Minh City Securities Corporation ("the Company") is a joint stock company incorporated in Vietnam under Enterprise registration certificate No. 0302910950 issued by the Department of Planning and Investment of Ho Chi Minh City on 29 April 2003 with the latest 10th amendment dated 1 December 2025, and the Establishment and operation licence No. 11/UBCK-GPHĐKD issued by the State Securities Commission ("SSC") on 29 April 2003. The Establishment and operation licence was amended several times and the latest amendment No. 119/GPĐC-UBCK was issued on 30 October 2025.

The Company's shares are listed on the Ho Chi Minh City Stock Exchange with the stock trading code HCM.

Headquarter and contact information

The Company is headquartered at Floors 2-3-5-6-7-11-12, AB Tower, 76A Le Lai Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam.

Contact information:
Email: info@hsc.com.vn
Telephone: (+84 28) 3823 3299

Company charter

The Company's Charter was last updated on 23 April 2026.

Operations

The principal activities of the Company are brokerage services, securities trading, securities investment, consultancy services, corporate finance consultanty services, underwriting and securities custodian services.

Capital position

	As at 30 September 2026 ("the reporting date") VND
Charter capital	10,807,970,890,000
Total owners' equity	14,505,170,759,009
Total assets	43,044,446,170,256

1 GENERAL INFORMATION (continued)

Investment objectives and investment restrictions

Being a listed broker firm in the Vietnamese securities market, the Company aims to contribute to development of the securities market and deliver benefits to customers, investors and its shareholders. The Company's investment portfolio and its investment restrictions shall be in compliance with the investment objectives and strategies as stipulated in its charter and applicable securities rules.

Structure of the Company and businesses

As at 30 September 2026, the Company had 1 branch and 1 transaction office in Vietnam.

The financial statements are impacted by the Company's business activities in Q3/2026:

Profit after tax for Q3/2026 reached VND 297 billion, a decrease of VND 143 billion, equivalent to a 33% decline compared to the same period in 2025, primarily due to the following factors:

- Brokerage revenue in Q3/2026 decreased by VND 355 billion, equivalent to a 70% decline compared to the same period last year, primarily due to a 58% decrease in the average trading value of the securities market.

- Brokerage expenses in Q3/2026 decreased by VND 119 billion, equivalent to a 45% decline compared to the same period last year, in line with the decrease in brokerage revenue.

- Administrative expenses in Q3/2026 decreased by VND 23 billion, equivalent to a 15% decline compared to Q3/2025, as the Company implemented cost-saving measures in its operations during the period. This reduction mitigates the decline in profit for the period.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, Circular 210/2014/TT-BTC dated 30 December 2014 ("Circular 210/2014/TT-BTC"), Circular 334/2016/TT-BTC dated 27 December 2016 ("Circular 334/2016/TT-BTC"), Official Letter No. 6190/BTC-CĐKT dated 12 May 2017 ("Official Letter 6190/BTC-CĐKT") and Circular 23/2018/TT-BTC dated 12 March 2018 ("Circular 23/2018/TT-BTC"), all issued by the Ministry of Finance, and prevailing regulations on preparation and presentation of financial statements applicable to securities companies operating in Vietnam.

The accompanying financial statements are not intended to present financial position and results of operations, cash flows and changes in equity in accordance with accounting principles generally accepted in jurisdictions other than Vietnam. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

The financial statements have been prepared under the historical cost convention as modified by the revaluation of financial assets at fair value through profit or loss ("FVTPL") and available-for-sale financial assets ("AFS") based on market value or fair value (in case where market value is not available).

2.2 Form of records applied

The Company uses the accounting software tailored in general journal to record its transactions.

2.3 Fiscal year

The Company's fiscal year is from 1 January to 31 December.

These financial statements are prepared for the period from 1 January 2026 to 30 September 2026.

2.4 Currency

The financial statements are presented in the Vietnamese Dong ("VND" or "Dong"), which is also the Company's functional currency.

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction dates. Foreign exchange differences arising from these transactions are recognised in profit or loss of the statement of income.

Monetary assets and liabilities denominated in foreign currencies at the reporting date, except liabilities whose foreign exchange risk exposure has been hedged, are respectively translated at the buying and selling exchange rates at the reporting date of the commercial bank where the Company regularly trades. Foreign currencies deposited in bank at the reporting date are translated at the buying exchange rate of the commercial bank where the Company opens the foreign currency accounts.

Foreign exechange differences arising from these translations are recognised are income or expensives in profit or loss of the statement of income.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.5 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in transit, cash at bank of the Company, and other short-term investments with maturity within three (3) months since purchase, which are highly liquid, readily convertible to cash and subject to an insignificant risk of conversion.

Cash of customers for securities trading activities and cash of issuers are accounted for off statement of financial position.

2.6 Financial assets excluding receivables

(a) Classification and measurement

(i) *Financial assets measured at fair value through profit or loss (FVTPL)*

Financial assets at fair value through profit or loss are financial assets held for trading or designated by the Board of Management at initial recognition at fair value through profit or loss.

A financial asset is classified as held for trading if meeting one of the following conditions:

- It is purchased or originated for resale/repurchase in the short term; or
- At initial recognition, it constitutes a part of an identified portfolio of financial instruments which are traded for short-term profits; or
- It is a derivative (except those defined as financial guarantees or effective hedges).

At initial recognition, a financial asset is designated at fair value through profit or loss if such designation promotes the fairness of its presentation due to one of the following reasons:

- Such designation eliminates or significantly reduces a measurement or recognition inconsistency (also called as "accounting mismatch") that would otherwise arise due to different bases; or
- It gives rise to a group of financial assets whose performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy and internally disseminated to the Company's key management (as defined in Vietnamese Accounting Standard 26 on Related party disclosure) such as Board of Directors, Board of Management and major shareholders.

Financial assets at fair value through profit or loss are initially recorded at cost exclusive of transaction costs. Transaction costs related to purchases of FVTPL financial assets are expensed off immediately.

Financial assets at fair value through profit or loss are subsequently measured at market value or fair value (in case market value is not available). Shares not traded on active market and those whose fair value is not reliably determined are accounted at cost.

All gains or losses arising from change in fair value of FVTPL financial assets are recognised in profit or loss of the statement of income.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Financial assets excluding receivables (continued)

(a) Classification and measurement (continued)

(ii) Held-to-maturity financial assets ("HTM")

HTM financial assets are non-derivative financial assets with the following characteristics:

- Payments are fixed or determinable;
- Maturity is fixed;
- The Company has positive intention and ability to hold to maturity.

The following assets are excluded from HTM financial assets:

- Non-derivatives classified as FVTPL financial assets at initial recognition;
- Non-derivatives classified as available-for-sale ("AFS") financial assets; and
- Non-derivatives qualifying conditions to be classified as loans and receivables.

A financial asset shall not be classified as held-to-maturity if the Company has, during the current financial year or during the two preceding financial years, sold or reclassified more than an insignificant amount of HTM financial assets before maturity (more than insignificant in relation to the total amount of HTM financial assets) other than sales or reclassifications that:

- are so close to maturity or the financial asset's call date (less than three months before maturity) that changes in the market rate of interest would not have a significant effect on the financial asset's fair value;
- occur after the Company has collected substantially all of the financial asset's original principal through scheduled payments or prepayments; or
- are attributable to an isolated event that is beyond the Company's control, is non-recurring and could not have been reasonably anticipated by the Company.

HTM financial assets are initially recorded at cost inclusive of directly attributable purchase costs, subsequently measured at amortised cost using effective interest rate method ("EIR").

Effective interest method is a method used in calculating the amortised cost of an HTM financial asset or a group of HTM financial assets and in the allocation and recognition of the interest revenue or interest expense in profit or loss over the relevant period.

The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the financial instrument's expected life, or a shorter year where appropriate, to the net present value of a financial asset or a financial liability.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Financial assets excluding receivables (continued)

(a) Classification and measurement (continued)

(ii) Held-to-maturity financial assets ("HTM") (continued)

Amortised cost of HTM financial assets is determined at historical cost less principal received plus (or less) accumulated amortisation using effective interest rate method between historical cost and maturity value, less impairment loss (if any).

At the reporting date, HTM investments are provided for impairment loss when there is any objective evidence of impairment or recoverability as a result of one or more events that occurred subsequent to initial recognition and affected estimated future cash flows of HTM investments. Objective evidence of impairment may include:

- Significant financial difficulty of the issuer or the obligor;
- A breach of contract, such as default or delinquency in interest or principal payments;
- The lender, for economic or legal reasons relating to the borrower's financial difficulty, granting to the borrower a concession that the lender would not otherwise consider;
- It is becoming probable that the borrower will enter bankruptcy or another financial reorganisation;
- Observable data indicating that there is a measurable decrease in the estimated future cash flows from a group of financial assets since the initial recognition of those assets, although the decrease cannot yet be identified with the individual financial assets in the group, including:

  - Adverse changes in the payment status of borrowers in the group; or
  - National or local economic conditions that correlate with defaults on the assets in the group.

Provision for impairment of HTM financial assets is determined at the difference of the estimated recoverable amount and the carrying value of HTM financial assets at the reporting date. Provision/(reversal of provision) for such impairment is debited/credited to expenses in profit or loss of the statement of income.

HTM financial assets are classified as current and non-current assets in the statement of financial position based on their remaining maturity as at the reporting date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Financial assets excluding receivables (continued)

(a) Classification and measurement (continued)

(iii) Loans

Loans are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

In the reporting period, the Company had the following types of loans:

- Margin loans: the amounts lent to customers for their purchases of listed securities in accordance with Decision 87/QĐ-UBCK issued by the State Securities Commission on 25 January 2017. According to this regulation, the initial margin (ratio of net equity to market value of security to be purchased on margin as at trading date) is set by the Company but shall be not lower than 50%. The margin loans are collateralised by securities eligible for margin lending;

- Trading advances: the amounts advanced to customers for their sales of securities awaiting settlement, which will be recovered on the clearing settlement date of that sale transaction. According to Decision 109/QĐ-VSD, from 29 August 2022, the clearing settlement time is before 12 PM on the second business day following the trading date.

Loans are initially recorded at cost and subsequently measured at amortised cost using the effective interest rate method ("EIR").

Amortised cost of loans is determined at historical cost less principal received plus (or less) accumulated amortisation using the EIR between historical cost and maturity value, less impairment loss (if any).

As at reporting date, loans are provided for impairment loss when there is any objective evidence of impairment. Provision for impairment of loans is determined at the difference of market value of collateral and the carrying value of loans at the reporting date. Provision/(reversal of provision) for such impairment is debited/(credited) to expenses in profit or loss of the statement of income.

(iv) Available-for-sale financial assets ("AFS")

Available-for-sale financial assets are non-derivative financial assets that are not classified as FVTPL, HTM, nor loans and receivables.

Available-for-sale financial assets are initially recorded at cost inclusive of directly attributable purchase cost.

At the reporting date, AFS financial assets are measured at fair value. Those equities not traded on active market or those whose fair value is not reliably determined are accounted at cost.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Financial assets excluding receivables (continued)

(a) Classification and measurement (continued)

(v) Available-for-sale financial assets ("AFS") (continued)

All gains or losses from revaluation of AFS financial assets are accounted for directly in equity (other comprehensive income) through the statement of changes in equity, exclusive of impairment losses. Such recognition is applied until the asset is de-recognised.

At derecognition, accumulated gains or losses in equity are recognised in profit or loss of the statement of income as a reclassification. Gains using effective interest method is recognised in profit or loss of the statement of income in accordance with Vietnamese Accounting Standard 14 - Revenue and other income.

As at reporting date, AFS financial assets are provided for impairment loss when there is any objective evidence of impairment.

Objective evidence of impairment for debt instruments may include those identified as for HTM financial instruments.

Objective evidence of impairment for equity instruments may include:

- Significant changes which adversely affect the issuer's operations as a result of their impacts on the technological, market, economic or legal environment, and indicates that the cost of the equity instrument may not be recovered;
- A significant or prolonged decline in the fair value of an investment in an equity instrument below its cost.

Provision for impairment is determined at the difference of the estimated recoverable amount and the carrying value of AFS financial assets at the reporting date.

Impairment loss of AFS financial asset is recorded directly to previously recognised revaluation gain in equity (if any), when there is objective evidence that the AFS financial asset is impaired, accumulated revaluation loss in equity is reclassified to profit or loss of the statement of income despite that asset is yet derecognised.

(b) Reclassification

(i) Reclassification of non-FVTPL financial assets upon disposal

Non-FVTPL financial assets are reclassified to FVTPL financial assets before disposal. Accumulated revaluation of AFS financial assets in equity will be recorded in the statement of income as a reclassification.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Financial assets excluding receivables (continued)

(b) Reclassification (continued)

(ii) Reclassification due to change in intention/ability to hold the financial assets

Reclassification of financial assets due to change in intention/ability to hold the assets is permitted, provided that:

- Non-derivative FVTPL financial assets that are not required to be classified as FVTPL at initial recognition may be reclassified as loans and receivables in limited circumstances or cash and cash equivalents if meeting certain conditions for reclassification. Gains and losses from revaluation of FVTPL financial assets arising before the reclassification are not reversed;
- If the change in intention/ability to hold a financial asset result in it being inappropriately reclassified as an HTM asset, that asset must be reclassified as AFS and re-measured at fair value. Difference between its carrying value and fair value is recognised in profit or loss of the statement of income as a reclassification.

(c) Recognition/de-recognition

Purchases and sales of financial assets are recognised on trade date – the date on which the Company becomes a party to the contractual provisions of the instruments.

Financial assets are de-recognised when the right to receive cash flows from the financial assets has expired or the Company has transferred substantially all risks and rewards of ownership of those financial assets.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement but has neither transferred substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Company's continuing involvement in the asset. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

(d) Initial recognition

FVTPL financial assets are initially recognised at purchase cost exclusive of transaction costs. Other financial assets are initially recorded at historical cost including directly attributable purchase cost.

Bonus issues and stock dividends are initially recognised as financial assets at nil cost.

(e) Determination of market value/fair value

The Company applies valuation bases for financial assets in accordance with Circular 91/2020/TT-BTC dated 13 November 2020 regarding capital adequacy ratio of securities trading entities ("Circular 91/2020/TT-BTC") in determining the market value/fair value of financial assets, in particular:

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Financial assets excluding receivables (continued)

(e) Determination of market value/fair value (continued)

(i) Shares listed on stock exchanges, shares of public companies registered for trading on the Unlisted Public Company Market ("UPCoM")

These shares are revalued at the closing price of the latest trading date up to the reporting date. Shares trading on UPCoM are revalued based on the reference price of the latest trading day prior to reporting date.

(ii) Other shares

Other shares are measured at fair value based on review of financial position and book value of the issuers at reporting date.

(iii) Bonds listed on stock exchanges

These bonds are revalued based on quoted price on stock exchanges at the latest trading date prior to the valuation date plus accrued interests. Those bonds not traded for more than two (2) weeks prior to valuation date are carried at their purchase prices plus accrued interests.

(iv) Unlisted bonds

Unlisted bonds are measured at their purchase prices plus accrued interests.

(v) Certificates of open-ended funds/exchanged traded fund ("ETF")

Certificates of open-ended funds/ETF are revalued at net asset value per fund unit at the fund's latest valuation up to the reporting date of the Company.

(vi) Delisted shares/shares suspended from six days or longer

These shares are revalued based on its book value at the latest reporting date.

Unless otherwise stated above, securities are measured at fair value based on review of financial position and book value of the issuers at valuation date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Financial assets excluding receivables (continued)

(f) Recognition of gains/(losses)

Purchase transaction costs

Transaction costs related to purchases of FVTPL financial assets are expensed off in the statement of income, while transaction costs related to purchases of other financial assets are included in the cost of these assets.

Selling transaction costs

Selling transaction costs are expensed off.

Gain/(loss) on disposal

Gain/(loss) on disposal of financial assets are accounted for as income/(expenses) in profit or loss of the statement of income. Costs of disposed financial assets are determined using the weighted average method up to the end of trading dates.

Provision/(reversal of provision) for impairment of financial assets

Provision/(reversal of provision) for impairment of financial assets is debited/(credited) to expenses in profit or loss of the statement of income.

2.7 Receivables

Receivables represent receivables from disposal of financial assets, dividend and interest receivable, service-related receivables, receivables from trading errors and other receivables. Receivables are recorded on an accrual basis and presented at cost less provision for impairment (if any).

Receivables are classified into current and non-current assets in the statement of financial position based on their remaining period from the statement of financial position date to maturity date.

Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to initial payment commitment (exclusive of the payment rescheduling between parties) or based on the estimated loss that may arise. The difference between the provision of this financial year and the provision of the previous financial year is recognised as an increase or decrease of expenses in profit or loss of the statement of income. Bad debts are written off when identified.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Futures

Futures are listed derivatives in which the parties commit to:

- Buy or sell a volume of underlying asset at a pre-determined price on a pre-determined future date; or
- Settle the difference between the pre-determined transaction price and the price of the underlying asset on the pre-determined future date.

The Company accounts for futures in accordance with guidance of the Official Letter 6190/BTC-CĐKT, in particular:

Proprietary trading activities

Deposit for derivative trading activities is accounted for as "Other current assets" in the statement of financial position.

Securities deposited for derivative trading activities are not de-recognised but rather monitored under sub-accounts of the same type of financial assets and separately disclosed in the financial statements.

Gain (or loss) on futures position is determined and settled on a daily basis at the difference between the closing settlement price on accounting date and that on the latest trading date. Gain (or loss) on futures position is accounted for as realised income (or expense) in the statement of income under item "Gain (or loss) on disposal of FVTPL financial assets".

Interest arising on deposit for derivative trading activities is accounted for as a financial income in the statement of income under item "Dividend income and interest income from demand deposits".

Brokerage activities

Deposit in the Derivative Clearing Fund is accounted for as "Other non-current assets" in the statement of financial position.

Revenue from futures brokerage is accounted for in the statement of income under item "Brokerage fee income".

Cash and securities deposited for derivative trading activities of customers is accounted for off statement of financial position under item "Customers' deposits for derivative trading" and "Customers' deposits at VSDC".

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.9 Fixed assets

Tangible and intangible fixed assets

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes all costs necessary to bring the assets to working condition for their intended use. Subsequent expenditures can be capitalised only if they result in probable future economic benefits from using the assets. Unqualified expenditures are immediately expensed off.

Depreciation and amortisation

Fixed assets are depreciated/amortised using the straight-line method to write off the historical cost of the fixed assets over their estimated useful lives, specifically as below:

Motor vehicles	6 years
Office equipment	3 - 5 years
Computer software	3 - 4 years

Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the statement of income.

Construction in progress

Construction in progress represents the cost of assets in the course of completion for operation or administrative purposes, including all necessary costs for qualifying assets. Depreciation of these assets, on the same basis as other fixed assets, commences when they are ready for their intended use.

2.10 Operating leases

Leases where a significant portion of the risks and rewards incidental to the asset ownership is retained by the lessor are classified as operating leases. Operating lease payments are charged to the statement of income on a straight-line basis over the lease term.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.11 Prepaid expenses

Prepaid expenses include prepayments for goods and services, tools and equipment not qualified to be recognised as fixed assets under prevailing regulations. Prepaid expenses are initially recorded at cost and allocated to expenses over their estimated useful lives using the straight-line method.

The following items are classified as prepaid expenses and amortised to expenses over two (2) to forty (40) years in profit or loss of the statement of income:

- Office renovations;
- Office rentals; and
- Office supplies.

2.12 Short-term/long-term security deposits

Short-term/long-term security deposits are recognised when the Company makes its payments in accordance with contractual terms and are classified as other current/ non-current assets.

2.13 Liabilities

(a) Recognition/de-recognition

Liabilities are recognised when the Company has an obligation as a result of receipts of assets, commits or becomes a party to the contractual provisions. Liabilities are de-recognised when such obligations are fully discharged. Liabilities are recognised on an accrual basis and under prudence concept.

(b) Classification

Classifications of liabilities are based on the type of transactions on which they arise as follows:

- Borrowings;
- Trading obligations;
- Covered warrant liabilities;
- Trade payables arising from purchases of financial assets, goods or services; and
- Other payables including non-trade payables and those not arising from purchases of financial assets, goods and services.

Liabilities are classified as current and non-current liabilities in the statement of financial position based on their remaining year from the reporting date to their maturity dates.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.14 Offsetting financial instruments

Financial liabilities are contractual obligations to deliver cash or another financial asset to another entity, or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Company, or contracts that may be settled in the Company's own equity instruments.

Financial assets and liabilities are offset, and the net amount is presented in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and the Company has an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously.

2.15 Borrowings

Borrowings include borrowings from banks and third parties.

Borrowings are classified as current and non-current liabilities on the statement of financial position based on their remaining period from the reporting date to their maturity dates.

Borrowing costs that are directly attributable to the construction or production of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. In respect of general-purpose borrowings, a portion of which is used for the purpose of construction or production of any qualifying assets, the Company determines the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the weighted average expenditure on the assets. The capitalisation rate is the weighted average of the interest rates applicable to the Company's borrowings that are outstanding during the year, other than borrowings made specifically for the purpose of obtaining a qualifying asset.

Other borrowing costs are recognised in the income statement when incurred.

2.16 Covered warrants

Covered warrant is a collateralised security issued by securities companies that gives the holders the right to buy from (call warrant) or sell to (put warrant) the warrant issuer an underlying asset at a pre-determined price, at or by a pre-determined point of time, or receive an amount of cash at the difference between exercise price and price of the underlying asset on exercise date. The securities companies issuing covered warrants are required to deposit cash and financial assets, or obtain bank guarantees to secure their obligations to the warrant holders.

The Company accounts for covered warrants in accordance with the guidance of Circular 23/2018/TT-BTC, in particular:

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.16 Covered warrants (continued)

Covered warrants issued by the Company

Proceeds from issuance of warrants are accounted as covered warrant liabilities.

When the Company buys back covered warrants it issued for market-making purpose, or when the covered warrants are delisted and buybacks are mandatory, positive (or negative) differences between buyback price and carrying value of covered warrants are recognised as loss (or gain) in the statement of income.

All costs incurred for buybacks and issuance of covered warrants are expensed off immediately. Indemnifications and penalties from late payments for customers are accounted as other expenses.

As at reporting date, covered warrants are fair valued. Increase (or decrease) in fair value of covered warrants is recognised in loss (or gain) in the statement of income.

Gain (or loss) on expiry of covered warrant is recognised as gain (or loss) on disposal of FVTPL financial assets in the statement of comprehensive income.

Authorised quantity of covered warrants, issued quantity of covered warrants and buyback quantity of covered warrants are monitored off statement of financial position. Such quantities as at reporting date are disclosed in the off statement of financial position items.

Securities used as hedges against covered warrants

Securities used as hedges against position of covered warrants are monitored under separate accounts and revalued at reporting date. Revaluation result is accounted similarly to FVTPL or AFS financial assets.

Proprietary trading of covered warrants

When the Company purchases covered warrants issued by other issuers for investing purpose, such covered warrants are accounted similarly to FVTPL financial assets.

2.17 Income tax paid on behalf of investors

According to the prevailing taxation regulations in Vietnam, the Company is required to withhold foreign contractor tax of 0.1% on trading proceeds of foreign institutional investors and pay on their behalf. For individual investors (both residents and non-residents), the Company is required to withhold personal income tax ("PIT") of 0.1% on their trading proceeds. The Company will declare and make tax payment on behalf of these investors. For local institutional investors, the Company is not responsible for withholding tax as these entities are responsible for their own tax payments and declarations.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.18 Accrued expenses

Accrued expenses include liabilities for goods and services received in the reporting period but not yet paid due to pending invoices or insufficient records and documents. Accrued expenses are recorded as expenses of the reporting year.

2.19 Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Provisions are measured at the expenditures expected to be required to settle the obligations. If the time value of money is material, provisions will be measured at the present value using pre-tax rates that reflect current market assessments of the time value of money and the risks specific to the obligations. Increases in the provision due to passage of time are recognised as financial expenses.

Changes in the provision balances during the year are debited or credited to operating expenses.

2.20 Provisions for severance allowances

In accordance with Vietnamese labour laws, employees of the Company who have worked regularly for full 12 months or longer, are entitled to a severance allowance. The working year used for the calculation of severance allowance is the year during which the employee actually works for the Company less the year during which the employee participates in the unemployment insurance scheme in accordance with the labour regulations and the working year for which the employee has received severance allowance from the Company.

The severance allowance is accrued at the end of the year on the basis that each employee is entitled to half of an average monthly salary for each working year. The average monthly salary used for calculating the severance allowance is the employee contract's average salary for the year prior to the reporting date.

This allowance will be paid as a lump sum when employees terminate their labour contracts in accordance with current regulations.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.21 Equity

(a) Owners' capital

Owners' capital is recorded according to the actual amounts contributed at the par value of the shares.

Share premium is the difference between the par value and the issue price of shares and the difference between the repurchase price and re-issuing price of treasury shares.

Treasury shares

- Treasury shares repurchased before the effective date of the Securities Law 2019 (i.e. 1 January 2021) are shares issued and repurchased by the Company, but not cancelled and may be re-issued subsequently in accordance with the Law on Securities.
- Treasury shares repurchased after 1 January 2021 will be cancelled and adjusted to reduce equity.

(b) Revaluation reserve

Revaluation reserve reflects the differences arising on revaluation of AFS.

(c) Financial and operational risk reserve and supplementary capital reserve

From 1 February 2022, Circular 114/2021/TT-BTC issued by the Ministry of Finance on 17 December 2021 became effective. Accordingly:

- The financial regimes applicable to securities companies stipulated in Circular 146/2014/TT-BTC issued by the Ministry of Finance on 6 October 2014 are revoked in full.

- The balance of supplementary capital reserve made in accordance with Circular 146/2014/TT-BTC shall be added to the Company's charter capital in line with Securities Law 2019, the related guidelines and the Company's charter.

- The balance of financial risk and operation reserve made in accordance with Circular 146/2014/TT-BTC shall be added to the Company's charter capital or utilised in line with resolution of Annual General Meeting of shareholders, Securities Law 2019 and related guidelines, the Company's charter, while ensuring financial safety ratio pursuant to securities regulations.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.21 Equity (continued)

(d) Other equity funds

Other equity funds are made in accordance with resolutions of Annual General Meeting of shareholders.

(e) Undistributed earnings

Undistributed earnings represent cumulative undistributed post-tax profits at the reporting date including cumulative realised profits and cumulative unrealised profits.

Unrealised profit/(loss) for the year is the total difference between gain and loss arising from revaluation of financial assets at FVTPL or other financial assets charged into the statement of income.

Realised profit for the year is the difference between total revenue, income and total expenses in the statement of income, except for gain or loss arising from revaluation of financial assets recognised in unrealised profit/(loss.

2.22 Dividend distribution

The Company's dividends are recognised as a liability in the financial statements on the record date for determining shareholders entitled to receive dividends, as approved by the Board of Directors, after the dividend distribution plan has been approved by the General Meeting of Shareholders.

2.23 Assets of customers and liabilities to customers

Assets of customers and liabilities to customers are presented as off statement of financial position including:

- Customers' deposits for securities trading, cash of securities issuers and related liabilities; and
- Financial assets of customers.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.24 Revenue and income recognition

(a) Revenue from provision of services to investors

Revenue from provision of services to investors comprises securities brokerage fees, securities underwriting fees, financial consultancy fees, securities custody service and entrustment service fees.

Revenue from the provision of services is recognised in the statement of income when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from the provision of services is only recognised when all four following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The percentage of completion of the transaction at the reporting date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When the outcome of a service delivery transaction cannot be ascertained, revenue is recognised in proportion to the recognised and recoverable cost.

Revenue deductions include price discounts. Revenue deductions incurred in the same period of the related revenue are recorded as a deduction from the revenue of that period.

Revenue deductions incurred after the reporting date but before the issuance of the financial statements are recorded as a deduction from the revenue of the reporting year.

(b) Income from proprietary trading of financial assets

Income from proprietary trading of financial assets comprises gain/(loss) from sales or disposal of financial assets and dividend income.

Gain/(loss) from sales or disposal of financial assets is measured as difference between selling price before selling costs and costs of securities disposed. Costs of securities disposed are determined using the weighted average method up to the end of trading dates.

Dividend income is recognised in the statement of income when the Company's right to receive dividend is established, except for scrip dividends whose quantity is added to the Company's securities portfolio and is not recognised as income.

(c) Income from working capital management

Income from working capital management comprises interest income from deposits at bank, income from HTM investments, income from margin loans and trading advances. Income from working capital management is recognised on the basis of the actual time and interest rates for each period when both (2) of the following conditions are simultaneously satisfied:

- it is probable that economic benefits associated with the transaction will flow to the Company;
- income can be measured reliably.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.24 Revenue and income recognition (continued)

(d) Revenue from securities repurchase and reverse repurchase agreements

Revenue from securities repurchase and reverse repurchase agreements is recognised over the term of the agreement.

(e) Other income

Other income includes non-recurring income generated from activities other than those generating the revenue and income described above.

2.25 Expenses

(a) Recognition

Operating expenses are recognised on an accrual basis, matching with revenue and under prudence concept.

(b) Classification

Expenses are classified by function as follows:

- Operating expenses;
- Financial expenses;
- General and administrative expenses; and
- Other expenses.

2.26 Financial income

Financial income reflects income from investment activities arising during the year including mainly interest income from bank deposits.

2.27 Financial expense

Financial expenses are expenses incurred in the year for financial activities mainly including interest expenses.

The Company hedges against foreign exchange risk for borrowings denominated in foreign currencies by entering into cross currency interest rate swaps and forward contracts with local commercial banks. The cost of hedging arising from these contracts are allocated on a straight-line basis over their contract term and recognised as financial expense in the statement of income.

2.28 General and administrative expenses

General and administrative expenses represent expenses for administrative purposes.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.29 Current and deferred income tax

Income taxes include all income taxes which are based on taxable profits. Income tax expense comprises current tax expense and deferred income tax expense.

Current income tax is the amount of income taxes payable or recoverable in respect of the current year taxable profit at the current tax rates. Current and deferred income tax should be recognised as an income or an expense and included in profit or loss for the year, except to the extent that the tax arises from a transaction or event which is recognised, in the same or a different year, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the financial year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilise.

2.30 Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel, including the Board of Directors, the Board of Management of the Company, and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering its relationship with each party, the Company considers the substance of the relationship, and not merely the legal form.

2.31 Segment reporting

A segment is a separable component of the Company engaged in trading securities or providing services (business segment) or trading securities or providing services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. A reportable segment is the Company's business segment.

Segment reporting is prepared and presented in accordance with accounting policies applied to the preparation and presentation of the Company's financial statements in order to enable users of financial statements to understand and evaluate the Company's operations in a comprehensive way.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.32 Nil items

Items required by Circular 334/2016/TT-BTC, Official Letter 6190/BTC-CĐKT and Circular 23/2018/TT-BTC that are not presented in these financial statements indicate nil items.

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION

3.1 Cash and cash equivalent

	As at	
	30.09.2026	**31.12.2025**
	VND	**VND**
Cash on hand	703,975,949	721,953,949
Cash at bank	2,133,105,048,277	1,328,511,867,749
Total	**2,133,809,024,226**	**1,329,233,821,698**

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.2a Financial assets at fair value through profit or loss (FVTPL)

	As at 30.09.2026		As at 31.12.2025	
	Cost VND	Market value/ fair value VND	Cost VND	Market value/ fair value VND
Listed shares and shares traded on UPCoM	**683,874,043,282**	**705,004,288,002**	**3,899,067,424,258**	**3,942,030,511,294**
Vietnam Prosperity Joint-Stock Commercial Bank (VPB)	426,550,000,000	444,600,000,000	582,515,837,379	573,025,785,000
Vietnam Technology and Commercial Joint Stock Bank (TCB)	224,300,000,000	227,850,000,000	873,393,931,926	895,659,640,000
Others	33,024,043,282	32,554,288,002	2,443,157,654,953	2,473,345,086,294
Underlying assets designated as hedges for covered warrants	**470,317,281,488**	**461,171,646,900**	**550,307,767,925**	**553,970,362,600**
Vietnam Technology and Commercial Joint Stock Bank (TCB)	91,804,917,784	92,279,250,000	-	-
Mobile World Investment Corporation (MWG)	83,351,453,269	83,383,080,000	72,877,475,131	79,480,440,000
Hoa Phat Group (HPG)	79,057,721,948	73,101,963,350	168,190,588,550	163,673,505,600
Asia Commercial Joint Stock Bank (ACB)	46,272,601,454	44,347,452,500	-	-
Others	169,830,587,033	168,059,901,050	309,239,704,244	310,816,417,000
Listed bonds and bonds registered and traded on privately-placed corporate bond trading market of HNX	**7,999,999,900,000**	**8,161,619,074,883**	**6,999,999,900,000**	**7,169,299,761,805**
ETF certificates	**18,340,108,386**	**19,481,170,170**	**36,971,574,013**	**39,772,970,040**
Open-ended fund certificates	**15,000,000,000**	**15,275,880,000**	**-**	**-**
Transferable certificates of deposit	**-**	**-**	**2,000,000,000,000**	**2,061,046,575,340**
Total	**9,187,531,333,156**	**9,362,552,059,955**	**13,486,346,666,196**	**13,766,120,181,079**

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.2a Financial assets at fair value through profit or loss (FVTPL) (continued)

As at 30 September 2026

	Cost VND	Comparison to market price or fair value: Increase VND	Comparison to market price or fair value: Decrease VND	Market price/ fair value VND
Listed shares and shares traded on UPCoM	683,874,043,282	21,676,127,629	(545,882,909)	705,004,288,002
Underlying assets designated as hedges for covered warrants	470,317,281,488	1,661,280,964	(10,806,915,552)	461,171,646,900
Listed bonds and bonds registered and traded on privately-placed corporate bond trading market of HNX	7,999,999,900,000	161,619,174,883	-	8,161,619,074,883
ETF Certificates	18,340,108,386	1,504,951,078	(363,889,294)	19,481,170,170
Open-ended fund certificates	15,000,000,000	275,880,000	-	15,275,880,000
Total	**9,187,531,333,156**	**186,737,414,554**	**(11,716,687,755)**	**9,362,552,059,955**

As at 31 December 2025

	Cost VND	Comparison to market price or fair value: Increase VND	Comparison to market price or fair value: Decrease VND	Market price/ fair value VND
Listed shares and shares traded on UPCoM	3,899,067,424,258	80,847,222,233	(37,884,135,197)	3,942,030,511,294
Underlying assets designated as hedges for covered warrants	550,307,767,925	12,129,263,066	(8,466,668,391)	553,970,362,600
Listed bonds and bonds registered and traded on privately-placed corporate bond trading market of HNX	6,999,999,900,000	169,299,861,805	-	7,169,299,761,805
ETF Certificates	36,971,574,013	2,801,396,027	-	39,772,970,040
Transferable certificates of deposit	2,000,000,000,000	61,046,575,340	-	2,061,046,575,340
Total	**13,486,346,666,196**	**326,124,318,471**	**(46,350,803,588)**	**13,766,120,181,079**

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.2b Held-to-maturity (HTM) investments

Short-term

	As at	
	30.09.2026 VND	**31.12.2025 VND**
Term deposits	1,676,520,883,349	2,051,828,797,630
Deposits for settlement of covered warrants issued (*)	381,500,000,000	214,000,000,000
Total	**2,058,020,883,349**	**2,265,828,797,630**

Long-term

	As at	
	30.09.2026 VND	**31.12.2025 VND**
Deposits for settlement of covered warrants issued (*)	-	106,500,000,000
Total	**-**	**106,500,000,000**

(*) This balance represents security deposit at custodian banks in relation to covered warrants issued by the Company. This deposit is restricted during the effective period of the covered warrants and maintained at a minimum of 50% of the value of issued covered warrants, excluding delisted covered warrants in accordance with Circular 107/2016/TT-BTC issued by the Ministry of Finance on 29 June 2016.

3.3 Loans

	As at	
	30.09.2026 VND	**31.12.2025 VND**
Loans for securities transactions	29,169,878,109,274	28,150,106,595,588
Total	**29,169,878,109,274**	**28,150,106,595,588**

The balance represented margin loans and trading advances. Margin loans represent the amounts lent to customers for their purchases of listed securities in accordance with Decision 87/2017/QĐ-UBCK issued by the State Securities Commission on 25 January 2017.

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.4 Receivables

	As at	
	30.09.2026 VND	31.12.2025 VND
Receivables from services provided by the Company		
Receivables from purchases of shares and Government bonds	17,000,000,000	522,060,500,000
Consultancy service fees receivable	12,864,380,000	22,673,380,000
Other receivables from trading activities	5,639,037,673	1,782,423,947
Total	**35,503,417,673**	**546,516,303,947**
Other receivables		
Bank interest receivables	84,102,517,922	102,358,284,342
Others	3,340,077,020	2,133,500,075
Total	**87,442,594,942**	**104,491,784,417**

3.5 Fixed assets

(a) Tangible fixed assets

	Transportation vehicles VND	Office equipment VND	Total VND
Historical cost			
As at 01.01.2026	22,170,154,800	188,705,132,100	210,875,286,900
New purchases	-	9,712,294,088	9,712,294,088
Disposals	-	(49,990,000)	(49,990,000)
As at 30.09.2026	**22,170,154,800**	**198,367,436,188**	**220,537,590,988**
Accumulated depreciation			
As at 01.01.2026	12,090,500,999	167,659,405,387	179,749,906,386
Charge for the period	2,639,634,350	11,045,887,260	13,685,521,610
Disposals	-	(29,160,833)	(29,160,833)
As at 30.09.2026	**14,730,135,349**	**178,676,131,814**	**193,406,267,163**
Net book value			
As at 01.01.2026	**10,079,653,801**	**21,045,726,713**	**31,125,380,514**
As at 30.09.2026	**7,440,019,451**	**19,691,304,374**	**27,131,323,825**

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.5 Fixed assets (continued)

(b) Intangible fixed assets

	Computer software VND
Historical cost	
As at 01.01.2026	97,315,601,797
New purchases	7,113,129,688
As at 30.09.2026	**104,428,731,485**
Accumulated depreciation	
As at 01.01.2026	92,772,743,695
Charge for the period	1,857,767,583
As at 30.09.2026	**94,630,511,278**
Net book value	
As at 01.01.2026	4,542,858,102
As at 30.09.2026	**9,798,220,207**

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.6 Long-term prepaid expenses

	As at	
	30.09.2026 VND	31.12.2025 VND
Office rental	67,749,723,973	69,874,279,777
Office renovation	14,705,698,316	14,442,081,412
Others	2,333,091,624	1,809,878,779
Total	**84,788,513,913**	**86,126,239,968**

3.7 Deposits in the Settlement Supporting Fund

According to Decision No.45/QD-VSD dated 22 May 2014 issued by the Vietnam Securities Depository, the Company is required to deposit an initial amount of VND120 million at the Vietnam Securities Depository and an additional annual contribution equivalent to 0.01% of the total value of brokered securities in the previous year up to the maximum limit of VND2.5 billion in any one year. The maximum amount of contribution is VND20 billion.

As at 30 September 2026 and as at 31 December 2025, the Company fully contributed the maximum amount.

3.8 Deposits in the Derivatives trading Settlement Fund

According to the Policy on Management and Use of Derivative trading clearing fund issued in conjunction with Decision No.28/QD-HDTV dated 16 April 2025 by the Vietnam Securities Depository and Clearing Corporation, the minimum amount of initial contribution applicable to direct clearing members is VND10 billion.

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.9 Short-term borrowings

The movements of short-term borrowings during the period are as follows:

	Interest % per annum	Opening balance VND	Disbursement VND	Repayment VND	Closing balance VND
Short-term borrowings					
Local bank borrowings (*)	5,0 – 9,7	24,229,500,000,000	108,928,000,000,000	(114,328,500,000,000)	18,829,000,000,000
Foreign bank borrowings (**)	SOFR + 1,6 - 2,1	2,101,995,000,000	789,000,000,000	(2,101,995,000,000)	789,000,000,000
Bank overdrafts (*)	5,1 – 8,3	2,120,589,937,129	32,304,656,849,800	(34,229,246,786,929)	196,000,000,000
Other domestic borrowing (***)	5,0 – 9,1	2,437,063,130,476	31,011,595,872,554	(30,807,116,049,399)	2,641,542,953,631
Total		**30,889,148,067,605**	**173,033,252,722,354**	**(181,466,857,836,328)**	**22,455,542,953,631**

Short-term borrowings have maturities from 1 month to less than 12 months and are used to supplement working capital.

(*) Local bank borrowings included VND 6,045,000,000,000 (as at 31 December 2025: VND 8,255,500,000,000) secured borrowings, the others are unsecured borrowings. Bank overdrafts are fully secured. Foreign bank borrowings are unsecured.

(**) The Secured Overnight Financing Rate ("SOFR") reference rate is the rate for United States Dollar ("USD") administered by the Federal Reserve Bank of New York published by the Federal Reserve Bank of New York on the banking day (RFR Banking day). In case the day during the interest period is not a RFR banking day, the rate of interest on that loan for that day will be the rate applicable to the immediately preceding RFR banking day. In case the converted interest rate is indeterminable, the reference rate will be the mobilising interest rate of each lender.

(***) Comprises unsecured borrowing from enterprises in Vietnam as at 30 September 2026.

As at 30 September 2026 and 31 December 2025, there was no balance of short-term borrowings from related party or was past due, and there was no doubt on the Company's ability to repay these borrowings.

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.10 Trading obligations

	As at	
	30.09.2026 VND	31.12.2025 VND
Payables to investors for bond purchases	2,042,232,075,380	-
Trading settlement balances with Stock Exchanges and VSDC	531,877,352,880	142,793,370,570
Covered warrant payables	70,655,607,670	148,143,526,000
Advances from investors for securities purchases	23,036,096,815	29,109,746,687
Payables to Stock Exchanges and VSDC	16,658,740,270	28,057,520,727
Others	2,050,594,982	4,457,042,197
Total	**2,686,510,467,997**	**352,561,206,181**

3.11 Tax and other payables to the State budget

	As at	
	30.09.2026 VND	31.12.2025 VND
CIT - current	73,937,571,391	186,515,731,533
Personal income tax ("PIT") withheld and paid on behalf of investors	26,882,104,305	34,340,687,152
CIT withheld and paid on behalf of foreign institutions	14,123,555,509	20,701,054,747
PIT withheld and paid on behalf of employees	14,125,578,339	6,797,426,002
Value added tax	367,209,537	2,062,876,044
Foreign contractor withholding tax	-	1,117,329,579
Total	**129,436,019,081**	**251,535,105,057**

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.12 Short-term accrued expenses

	As at	
	30.09.2026 VND	31.12.2025 VND
Allowance for working performancess	91,100,000,000	128,500,000,000
Interest expenses	87,694,422,977	90,811,853,685
Business development expenses payables	32,000,000,000	71,900,000,000
Provisions for severance allowances	16,333,415,000	15,388,415,000
Others	17,356,579,825	11,931,447,025
Total	**244,484,417,802**	**318,531,715,710**

3.13 Other short-term liabilities

	As at	
	30.09.2026 VND	31.12.2025 VND
Collections from investors for HCM share purchase	2,919,545,453,973	-
Payable to investors	8,021,762,343	8,089,635,329
Dividends paid on behalf	3,957,821,449	3,809,061,139
Dividends payable to shareholders	3,623,519,420	3,571,650,180
Additional shares issued purchased on behalf of investors	1,598,350,000	70,800,146,000
Others	8,448,255,892	8,502,112,486
Total	**2,945,195,163,077**	**94,772,605,134**

3.14 Owners' capital

a. Number of shares

	As at	
	30.09.2026	31.12.2025
Number of shares registered (share)	1,080,797,089	1,080,797,089
Number of shares issued (share)	1,080,797,089	1,080,797,089
Number of shares repurchased (share)	(840,418)	(840,418)
Number of shares in issue	**1,079,956,671**	**1,079,956,671**

3 NOTES TO THE STATEMENT OF FINANCIAL POSITION (continued)

3.14 Owners' capital (continued)

a. *Number of shares (continued)*

As at 30 September 2026 and as at 31 December 2025, all of the Company's shares are ordinary shares. Each ordinary share has a par value of VND10,000. Each share is entitled to one vote at the Company's shareholders' meetings. Shareholders are entitled to dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets.

b. *Movement of share capital*

	Ordinary shares in outstanding
As at 1 January 2026	1,079,956,671
As at 30 September 2026	**1,079,956,671**

3.15 Undistributed earnings

	As at	
	30.09.2026 VND	31.12.2025 VND
Realised post-tax profits	2,242,684,947,066	2,201,593,354,377
Unrealised profits	221,993,427,737	301,058,257,439
Total	**2,464,678,374,803**	**2,502,651,611,816**

4 NOTES TO OFF STATEMENT OF FINANCIAL POSITION ITEMS

4.1 Number of shares in outstanding

	As at	
	30.09.2026	31.12.2025
Quantity issued for 1 year or more (share)	719,971,114	719,971,114
Quantity issued under 1 year (share)	359,985,557	359,985,557
Total	**1,079,956,671**	**1,079,956,671**

4 NOTES TO OFF STATEMENT OF FINANCIAL POSITION ITEMS (continued)

4.2 Covered warrant

Ticker symbol	Underlying security	Maturity date	As at 30.09.2026			
			Number of covered warrants authorised for issue	Number of covered warrants cancelled	Number of covered warrants issued	Number of covered warrants authorised but not yet issued
CACB2606	Asia Commercial Joint Stock Bank (ACB)	08/01/2027	10,000,000	-	9,179,100	820,900
CFPT2609	FPT Corporation (FPT)	08/01/2027	7,000,000	-	6,991,600	8,400
CHPG2609	Hoa Phat Group Joint Stock Company (HPG)	08/01/2027	12,000,000	-	11,980,800	19,200
CMBB2609	Military Commercial Joint - Stock Bank (MBB)	08/01/2027	10,000,000	-	9,351,700	648,300
CMWG2610	Mobile World Investment Corporation (MWG)	08/01/2027	7,000,000	-	6,935,100	64,900
CSTB2606	Sai Gon Thuong Tin Commercial Joint Stock Bank (STB)	08/01/2027	10,000,000	-	1,941,600	8,058,400
CTCB2606	Vietnam Technology and Commercial Joint Stock Bank (TCB)	08/01/2027	10,000,000	-	9,900,500	99,500
CVNM2603	Vietnam Dairy Products Joint Stock Company (VNM)	08/01/2027	5,000,000	-	4,325,900	674,100
CACB2614	Asia Commercial Joint Stock Bank (ACB)	16/12/2026	10,000,000	-	1,243,400	8,756,600
CFPT2621	FPT Corporation (FPT)	16/12/2026	10,000,000	-	3,723,200	6,276,800
CHPG2626	Hoa Phat Group Joint Stock Company (HPG)	16/12/2026	12,000,000	-	9,149,700	2,850,300
CMBB2615	Military Commercial Joint - Stock Bank (MBB)	16/12/2026	12,000,000	-	1,807,400	10,192,600
CMWG2617	Mobile World Investment Corporation (MWG)	16/12/2026	10,000,000	-	6,402,600	3,597,400
CTCB2612	Vietnam Technology and Commercial Joint Stock Bank (TCB)	16/12/2026	10,000,000	-	5,188,600	4,811,400
CVNM2613	Vietnam Dairy Products Joint Stock Company (VNM)	16/12/2026	5,000,000	-	429,300	4,570,700
CVPB2616	Vietnam Prosperity Joint-Stock Commercial Bank (VPB)	16/12/2026	12,000,000	-	1,416,100	10,583,900

4 NOTES TO OFF STATEMENT OF FINANCIAL POSITION ITEMS (continued)

4.2 Covered warrant (continued)

Ticker symbol	Underlying security	Maturity date	As at 30.09.2026			
			Number of covered warrants authorised for issue	Number of covered warrants cancelled	Number of covered warrants issued	Number of covered warrants authorised but not yet issued
CFPT2622	FPT Corporation (FPT)	16/03/2027	10,000,000	-	2,163,200	7,836,800
CHPG2627	Hoa Phat Group Joint Stock Company (HPG)	16/03/2027	10,000,000	-	6,590,900	3,409,100
CMBB2616	Military Commercial Joint - Stock Bank (MBB)	16/03/2027	10,000,000	-	703,700	9,296,300
CMSN2619	Masan Group Corporation (MSN)	16/03/2027	12,000,000	-	3,473,100	8,526,900
CMWG2618	Mobile World Investment Corporation (MWG)	16/03/2027	10,000,000	-	4,627,600	5,372,400
CTCB2613	Vietnam Technology and Commercial Joint Stock Bank (TCB)	16/03/2027	10,000,000	-	1,550,700	8,449,300
CVNM2614	Vietnam Dairy Products Joint Stock Company (VNM)	16/03/2027	5,000,000	-	672,800	4,327,200
CVPB2617	Vietnam Prosperity Joint-Stock Commercial Bank (VPB)	16/03/2027	12,000,000	-	973,600	11,026,400
CSTB2620	Sai Gon Thuong Tin Commercial Joint Stock Bank (STB)	29/12/2026	8,000,000	-	52,000	7,948,000
CSTB2621	Sai Gon Thuong Tin Commercial Joint Stock Bank (STB)	29/03/2027	8,000,000	-	8,000	7,992,000
			247,000,000	**-**	**110,782,200**	**136,217,800**

5 NOTES TO THE STATEMENT OF INCOME

5.1 Net realised gains/(losses) on disposals of FVTPL financial assets

	3rd Quarter		Year to date	
	2026 VND	2025 VND	2026 VND	2025 VND
Realised gains on disposals of FVTPL financial assets	61,503,056,034	282,575,121,237	438,130,783,137	615,919,361,558
Realised losses on disposals of FVTPL financial assets	(59,248,970,625)	(217,031,380,172)	(354,853,101,643)	(588,236,696,007)
Net realised gain	**2,254,085,409**	**65,543,741,065**	**83,277,681,494**	**27,682,665,551**

5.2 Net result from revaluation of FVTPL financial assets and covered warrant

5.2a Net result from revaluation of FVTPL financial assets

	3rd Quarter		Year to date	
	2026 VND	2025 VND	2026 VND	2025 VND
Upward revaluation of FVTPL financial assets	28,520,738,685	(47,454,103,965)	(139,386,903,920)	34,743,237,925
Downward revaluation of FVTPL financial assets	6,453,458,235	(61,091,416,457)	44,393,814,606	(45,490,521,055)
Total	**34,974,196,920**	**(108,545,520,422)**	**(94,993,089,314)**	**(10,747,283,130)**

5.2b Net result from revaluation of covered warrant

	3rd Quarter		Year to date	
	2026 VND	2025 VND	2026 VND	2025 VND
Downward revaluation of covered warrants liabilities	31,056,418,670	21,073,931,847	18,542,104,778	(12,711,070,687)
Upward revaluation of covered warrants liabilities	(9,450,515,925)	1,927,780,016	(2,613,845,166)	(8,727,916,307)
Total	**21,605,902,745**	**23,001,711,863**	**15,928,259,612**	**(21,438,986,994)**

5 NOTES TO THE STATEMENT OF INCOME (continued)

Details of gains/(losses) from revaluation of FVTPL financial assets by category are as follows:

	Cost VND	Market value/ fair value VND	Accumulated revaluation gains/(losses) 30.09.2026 VND	Accumulated revaluation gains/(losses) 31.12.2025 VND	Credited/ (charged) to statement of income VND
Listed shares and shares traded on UPCoM	683,874,043,282	705,004,288,002	21,130,244,720	42,963,087,036	(21,832,842,316)
Underlying assets designated as hedges for covered warrants	470,317,281,488	461,171,646,900	(9,145,634,588)	3,662,594,675	(12,808,229,263)
Listed bonds and bonds registered and traded on privately-placed corporate bond trading market of HNX	7,999,999,900,000	8,161,619,074,883	161,619,174,883	169,299,861,805	(7,680,686,922)
ETF Certificates	18,340,108,386	19,481,170,170	1,141,061,784	2,801,396,027	(1,660,334,243)
Open-ended fund certificates	15,000,000,000	15,275,880,000	275,880,000	-	275,880,000
Transferable certificates of deposit	-	-	-	61,046,575,340	(61,046,575,340)
Total	**9,187,531,333,156**	**9,362,552,059,955**	**175,020,726,799**	**279,773,514,883**	**(104,752,788,084)**

Details of revaluation of covered warrants are as follows:

	Cost VND	Market value/ fair value VND	Accumulated revaluation gains/(losses) 30.09.2026 VND	Accumulated revaluation gains/(losses) 31.12.2025 VND	Credited/ (charged) to statement of income VND
Covered warrants	117,628,308,608	70,655,607,670	46,972,700,938	21,284,742,556	25,687,958,382
Total	**117,628,308,608**	**70,655,607,670**	**46,972,700,938**	**21,284,742,556**	**25,687,958,382**

5 NOTES TO THE STATEMENT OF INCOME (continued)

5.3 Operating expenses not related to financial assets

	3rd Quarter		Year to date	
	2026 VND	2025 VND	2026 VND	2025 VND
Proprietary trading activities	**22,199,411,979**	**19,807,590,332**	**62,743,432,592**	**56,841,893,100**
Staff costs	2,453,037,497	2,649,330,082	7,629,325,735	8,457,687,638
Brokerage fee	1,682,235,411	5,472,959,428	6,794,565,293	12,910,555,963
Outsourcing expenses	3,654,240,928	3,379,305,074	10,755,164,116	9,150,054,299
Allocated expenses	14,409,898,143	8,305,995,748	37,564,377,448	26,323,595,200
Brokerage fee expenses	**145,284,022,071**	**264,479,838,299**	**547,003,087,317**	**569,516,367,251**
Staff costs	49,830,556,600	92,148,251,287	184,750,305,032	205,632,234,024
Brokerage fee	62,566,196,420	129,070,959,867	247,949,339,186	255,077,144,762
Depreciation and amortisation	448,645,783	333,103,617	1,151,960,427	998,388,683
Outsourcing expenses	16,962,246,825	18,496,103,178	53,750,672,764	41,577,865,483
Office rental expenses	5,604,869,466	5,742,070,215	15,981,496,046	18,080,874,242
Allocated expenses	9,871,506,977	18,689,350,135	43,419,313,862	48,149,860,057
Custody service expenses	**4,569,672,140**	**3,830,972,710**	**12,599,313,125**	**10,684,756,636**
Financial consultancy service expenses	**8,202,158,462**	**16,226,536,614**	**23,614,767,996**	**34,831,617,583**
Staff costs	6,066,134,715	15,594,738,854	17,477,933,856	33,078,010,032
Outsourcing expenses	2,136,023,747	631,797,760	6,136,834,140	1,753,607,551
Other operating expenses	**2,642,012,072**	**1,926,860,640**	**7,286,498,972**	**5,967,104,911**
Total	**182,897,276,724**	**306,271,798,595**	**653,247,100,002**	**677,841,739,481**

5 NOTES TO THE STATEMENT OF INCOME (continued)

5.4 General and administration expenses

	3rd Quarter		Year to date	
	2026 VND	2025 VND	2026 VND	2025 VND
Staff costs	50,822,404,176	46,377,464,639	140,968,038,775	144,421,921,031
Allowance for working performance	30,400,000,000	53,000,000,000	91,100,000,000	85,500,000,000
Office rental expenses	8,100,862,491	9,460,249,921	25,010,400,121	28,845,597,672
Outsourcing expenses	19,695,943,045	16,767,922,432	68,660,189,919	64,276,300,593
Depreciation and amortisation	4,696,764,868	5,506,808,631	13,557,826,388	16,440,456,824
Office maintenance	3,022,066,013	3,043,062,905	8,080,969,207	6,813,809,629
Other administrative expenses	2,905,582,298	7,299,929,097	18,756,301,021	18,361,981,196
Total	**119,643,622,891**	**141,455,437,625**	**366,133,725,431**	**364,660,066,945**

6 RELATED PARTIES DISCLOSURES

Identified related parties and relationships are presented below:

Related party	Relationship
Dragon Capital Markets Limited ("DC")	Strategic shareholder, holding 31.48% of charter capita The Company's Vice Chairman of the Board of Directors represent DC's shares.
Dragon Capital VietFund Management ("DCVFM")	The Company's Chairman of the Board of Directors is a member of the Board of Directors of Dragon Capital VietFund Management (DCVFM). The Company's Vice Chairman of the Board of Directors is a member of the Board of Directors of Dragon Capital VietFund Management (DCVFM). The Company's member of the Board is Director of Private Investment Management of Dragon Capital VietFund Management (DCVFM). The Company's member of the Board is Head of Research of Dragon Capital VietFund Management (DCVFM).
Ho Chi Minh City Finance and Investment State-owned Company ("HFIC")	Strategic shareholder, holding 11.25% of charter capital. The Company's member of the Board of Directors is the Chief of Office of HFIC. The Company's member of the Board of Directors is Head of Planning and R&D of HFIC.
Board of Directors and Board of Management	Key management

6 RELATED PARTIES DISCLOSURES (continued)

In Q3/2026, the following significant transactions were carried out with related parties:

Related party	*Transactions*	*Amount VND*
Dragon Capital Markets Limited ("DC")	Brokerage fee income	17,160,075
	Cash dividend paid	136,101,075,600
Ho Chi Minh City Finance and Investment State-owned Company ("HFIC")	Cash dividend paid	48,655,359,200
Dragon Capital VietFund Management (DCVFM)	Revenue from providing market making services for ETFs received	1,268,107,635

Related party	*Transactions*	*Amount VND*
Compensation of key management (*)	Gross salaries and other benefits in Q3/2026	4,816,410,257

(*) Details of remuneration to the Board of Directors and compensation of the Chief Executive Officer are as follows:

Remuneration to the Board of Directors		
Mr. Johan Nyvene	Chairperson	1,073,076,923
Mr. Le Anh Minh	Vice Chairperson	190,000,000
Ms. Duong Do Quyen	Member	116,666,667
Ms. Dang Nguyet Minh	Member	116,666,667
Ms. Phan Quynh Anh	Member	116,666,667
Ms. Hoang Thi Hong Nhung	Member	90,000,000
Ms. Nguyen Thi Hoang Lan	Member	183,333,333
Mr. Andrew Colin Valis	Member	230,000,000
		2,116,410,257
Gross salary of the Chief Executive Officer		
Mr. Trinh Hoai Giang	Chief Executive Officer	**2,700,000,000**

(*) Pursuant to Resolution No. 01/2026/NQ-ĐHĐCĐ adopted by the Company's General Meeting of Shareholders, effective from 23 April 2026, the Company has adopted a governance model without a Board of Supervisors. Accordingly, no remuneration for the Board of Supervisors was incurred during Q3/2026.

6 RELATED PARTIES DISCLOSURES (continued)

Period-end balances with related parties

	Opening balance VND	Increase during the period VND	Decrease during the period VND	Closing balance VND
HFIC				
Deposits for securities trading	1,301,948	30,006,321	(7,027,144)	24,281,125
DCVFM				
Market making service fees for ETFs	-	1,268,107,635	(1,268,107,635)	-

7 SEGMENT INFORMATION

Geographical segments

The principal activities of the Company are carried within Vietnam territory. Risks and returns of the Company are not materially affected by distinctions between geographical areas. On this ground, the Board of Management determines that the Company has only one geographical segment.

7 SEGMENT INFORMATION (continued)

Business activity segments

Information of segment income and expenses based on the activities of the Company are as follows:

	For the period ended 30 September 2026				
	Brokerage and services VND	**Trading VND**	**Lending VND**	**Consultancy VND**	**Total VND**
Revenue and income (*)	715,588,206,368	745,851,590,999	2,464,612,751,506	19,320,548,971	**3,945,373,097,844**
Expenses	(566,888,899,414)	(375,816,564,795)	(1,539,764,272,692)	(23,614,767,996)	**(2,506,084,504,897)**
In which:					
Direct cash expenses	*(538,338,572,189)*	*(400,075,313,568)*	*(1,539,764,272,692)*	*(23,478,183,244)*	**(2,501,656,341,693)**
Total amount of significant non-cash expenses, other than depreciation, amortisation and allocation of prepaid expenses	-	*41,779,969,440*	-	-	***41,779,969,440***
Total depreciation and amortisation of fixed assets	*(1,382,697,110)*	*(46,811,388)*	-	*(136,584,752)*	***(1,566,093,250)***
Allocation of long-term and short-term prepaid expenses	*(27,167,630,115)*	*(17,474,409,279)*	-	-	***(44,642,039,394)***
Segment result	148,699,306,954	370,035,026,204	924,848,478,814	(4,294,219,025)	**1,439,288,592,947**
Net financial income					**1,819,477,208**
Net other income					**10,475,631**
General and administration expenses					**(366,133,725,431)**
Operating result before tax					**1,074,984,820,355**

7 SEGMENT INFORMATION (continued)

Business activity segments (continued)

	For the period ended 30 September 2025				
	Brokerage and services VND	**Trading VND**	**Lending VND**	**Consultancy VND**	**Total VND**
Revenue and income (*)	926,199,165,906	1,086,371,022,957	1,663,461,076,208	61,901,836,015	**3,737,933,101,086**
Expenses	(586,168,228,798)	(699,297,026,469)	(982,054,978,713)	(34,831,617,583)	**(2,302,351,851,563)**
In which:					
Direct cash expenses	*(559,991,172,593)*	*(630,942,389,316)*	*(982,054,978,713)*	*(34,547,505,083)*	**(2,207,536,045,705)**
Total amount of significant non-cash expenses, other than depreciation, amortisation and allocation of prepaid expenses	-	*(54,218,437,362)*	-	-	***(54,218,437,362)***
Total depreciation and amortisation of fixed assets	*(401,128,683)*	*(7,377,333)*	-	*(284,112,500)*	***(692,618,516)***
Allocation of long-term and short-term prepaid expenses	*(25,775,927,522)*	*(14,128,822,458)*	-	-	***(39,904,749,980)***
Segment result	340,030,937,108	387,073,996,488	681,406,097,495	27,070,218,432	**1,435,581,249,523**
Net financial income					**1,836,064,346**
Net other income					**60,609,091**
General and administration expenses					**(364,660,066,945)**
Operating result before tax					**1,072,817,856,015**

(*) All of revenues are from services rendered to external customers, and all of income is generated from transactions with external partners.

7 SEGMENT INFORMATION (continued)

Business activity segments (continued)

Information of segment assets and liabilities based on the activities of the Company are as follows:

	As at 30 September 2026					
	Brokerage and services VND	Proprietary trading VND	Lending VND	Consultancy VND	Unallocated VND	Total VND
Segment assets	121,117,916,910	9,376,612,553,185	33,445,899,252,284	6,353,117,801	-	**42,949,982,840,180**
Unallocated assets	-	-	-	-	94,463,330,076	**94,463,330,076**
Total assets	121,117,916,910	9,376,612,553,185	33,445,899,252,284	6,353,117,801	94,463,330,076	**43,044,446,170,256**
Segment liabilities	2,719,878,295,798	-	22,549,137,376,608	-	-	**25,269,015,672,406**
Unallocated liabilities	-	-	-	-	3,270,259,738,841	**3,270,259,738,841**
Total liabilities	2,719,878,295,798	-	22,549,137,376,608	-	3,270,259,738,841	**28,539,275,411,247**

	As at 31 December 2025					
	Brokerage and services VND	Trading VND	Lending VND	Consultancy VND	Unallocated VND	Total VND
Segment assets	645,202,046,631	13,793,021,895,482	31,954,165,998,124	15,722,180,679	-	**46,408,112,120,916**
Unallocated assets	-	-	-	-	90,894,088,695	**90,894,088,695**
Total assets	645,202,046,631	13,793,021,895,482	31,954,165,998,124	15,722,180,679	90,894,088,695	**46,499,006,209,611**
Segment liabilities	404,757,342,550	-	30,988,959,921,290	15,020,000,000	-	**31,408,737,263,840**
Unallocated liabilities	-	-	-	-	547,124,949,749	**547,124,949,749**
Total liabilities	404,757,342,550	-	30,988,959,921,290	15,020,000,000	547,124,949,749	**31,955,862,213,589**

8 COMPARATIVE FIGURES

The Company has reclassified term deposits from "Cash and Cash Equivalents" to "Held-to-Maturity Investments" to better reflect the nature of these deposits. Accordingly, the comparative figures have been restated as follows:

(a) Statement of financial position

		For the year ended 31 Dec 2025		
Code	ITEMS	Previously reported VND	Reclassification VND	Reclassified VND
100	**CURRENT ASSETS**	**46,331,257,961,416**	**(106,500,000,000)**	**46,224,757,961,416**
110	**Financial assets**	46,273,573,430,838	(106,500,000,000)	46,167,073,430,838
111	Cash and cash quivalents	3,701,562,619,328	(2,372,328,797,630)	1,329,233,821,698
111.1	Cash	3,701,562,619,328	(2,372,328,797,630)	1,329,233,821,698
113	Held-to-maturity (HTM) investments	-	2,265,828,797,630	2,265,828,797,630
200	**NON-CURRENT ASSETS**	**167,748,248,195**	**106,500,000,000**	**274,248,248,195**
210	Long-term financial assets	-	106,500,000,000	106,500,000,000
212	Long-term investments	-	106,500,000,000	106,500,000,000
212.1	HTM investments	-	106,500,000,000	106,500,000,000

8 COMPARATIVE FIGURES (continued)

(b) Statement of comprehensive income

Code	ITEMS	Q3/2025			Year to date 2025		
		Previously reported VND	Reclassification VND	Reclassified VND	Previously reported VND	Reclassification VND	Reclassified VND
01	Income from FVTPL financial assets (FVTPL)	502,463,351,223	(140,487,432,170)	361,975,919,053	1,086,371,022,957	(143,530,272,718)	942,840,750,239
01.3	Dividends and interest income from FVTPL financial assets	246,268,402,104	(140,487,432,170)	105,780,969,934	448,419,494,161	(143,530,272,718)	304,889,221,443
02	Income from HTM financial assets	-	140,487,432,170	140,487,432,170	-	143,530,272,718	143,530,272,718

8 COMPARATIVE FIGURES (continued)

(c) Statement of cashflows

Code	ITEMS	For the period ended 30 September 2025		
		Previously reported VND	Reclassification VND	Reclassified VND
30	**Changes in working capital**	**(6,091,071,935,731)**	**(880,134,780,287)**	**(6,971,206,716,018)**
32	Increase in HTM financial assets	-	(880,134,780,287)	(880,134,780,287)
60	**Net cash outflow for operating activities**	**(4,086,119,123,056)**	**(880,134,780,287)**	**(4,966,253,903,343)**
90	**Net decrease in cash and cash equivalents**	**4,685,154,901,821**	**(880,134,780,287)**	**3,805,020,121,534**
101	**Cash and cash equivalents at beginning of the period**	**2,023,945,127,620**	**(1,918,160,619,229)**	**105,784,508,391**
101.1	Cash	2,023,945,127,620	(1,918,160,619,229)	105,784,508,391
103	**Cash and cash equivalents at end of the period**	**6,709,100,029,441**	**(2,798,295,399,516)**	**3,910,804,629,925**
103.1	Cash	6,709,100,029,441	(2,798,295,399,516)	3,910,804,629,925

9 VOLUME AND VALUE OF TRANSACTIONS DURING THE PERIOD

		Volume of transactions during the period	Value of transactions during the period VND
a)	**Of the Company**		
	Covered warrants	601,213,200	1,094,276,654,000
	Shares	867,820,280	32,853,185,897,358
	Bonds	742,846,008	85,910,206,878,972
	Future contracts	132,091	26,232,352,402,000
b)	**Of investors**		
	Covered warrants	252,500,280	356,879,368,320
	Shares	10,050,711,536	321,718,902,582,820
	Bonds	13,694,945	1,676,279,830,973
	Future contracts	7,521,962	1,477,627,087,673,000
		12,536,440,302	**1,947,469,171,287,443**

10 EVENTS AFTER THE REPORTING DATE

Pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders No. 01/2026/NQ-ĐHĐCĐ dated 23 April 2026, the Company increased its charter capital through the issuance of shares under the employee stock ownership plan (ESOP) and the offering of shares to existing shareholders.

The Company received the amended Establishment and Operation License No. 115/GPĐC-UBCK issued by the State Securities Commission on 2 October 2026 and the 11th amended Enterprise Registration Certificate issued by the Business Registration Office – Ho Chi Minh City Department of Finance on 9 October 2026. Accordingly, on 9 October 2026, the Company recognized an increase in charter capital of VND 2,919,891,670,000 from VND 10,807,970,890,000 to VND 13,727,862,560,000.

20 October 2026

Prepared by	Chief Financial Officer cum Chief Accountant	Chief Executive Officer
Le Thi Thuy Duong	Lam Huu Ho	Trinh Hoai Giang