

Techcom Securities Joint Stock Company

Financial statements

For the year ended 31 December 2023

Techcom Securities Joint Stock Company

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Techcom Securities Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Techcom Securities Joint Stock Company ("the Company") is established and operates under the License of Securities Business No.125/GP-UBCK issued by the State Securities Commission on 30 May 2018. Techcom Securities Joint Stock Company has its legal form transferred from Techcom Securities Company Limited according to Decision No.222/QD-UBCK on 19 March 2018.

As at 31 December 2023, total charter capital of the Company is VND 2,176,994,200,000 according to the amended License No.54/GPDC-UBCK granted by the Chairman of State Securities Commission on 30 June 2023.

The principal activities of the Company include securities brokerage, proprietary trading, securities investment advisory and underwriting services.

The Company's Head Office is located at 27th, 28th and 29th floor, C5 D'Capitale building, No.119 Tran Duy Hung street, Trung Hoa ward, Cau Giay district, Hanoi, according to the amended License No.60/GPDC-UBCK granted by the Chairman of State Securities Commission on 13 July 2022.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of these financial statements are as follows:

<i>Name</i>	<i>Title</i>	<i>Appointment/Resignation date</i>
Mr. Nguyen Xuan Minh	Chairman	Appointed on 26 April 2023 for the term 2023-2028
Mr. Phan Thanh Son	Member	Appointed on 26 April 2023 for the term 2023-2028
Ms. Nguyen Thi Thu Hien	Member	Appointed on 26 April 2023 for the term 2023-2028
Mr. Alexandre Charles Emmanuel Macaire	Member	Appointed on 26 April 2023 for the term 2023-2028
Mr. Le Huy Hoang	Member	Appointed on 04 December 2023
Mr. Darren Neale Buckley	Member	Resigned on 04 December 2023
Mr. Kalyanaraman Sivaramakrishnan	Member	Resigned on 04 December 2023

BOARD OF SUPERVISION

Members of Board of Supervision during the year and at the date of these financial statements are as follows:

<i>Name</i>	<i>Title</i>	<i>Appointment/Resignation date</i>
Mr. Dang Van Khai	Head of the Board of Supervision	Appointed on 26 April 2023 for the term 2023-2028
Ms. Hoang Thi Kim Cuc	Member	Appointed on 26 April 2023 for the term 2023-2028
Ms. Le Thi Thu Huong	Member	Appointed on 26 April 2023
Mr. Dao Kien Trung	Member	Resigned on 26 April 2023

Techcom Securities Joint Stock Company

GENERAL INFORMATION (continued)

BOARD OF EXECUTIVE OFFICERS

Members of the Board of Executive Officers during the period and at the date of these financial statements are as follows:

<i>Name</i>	<i>Title</i>	<i>Appointment date</i>
Ms. Nguyen Thi Thu Hien	Chief Executive Officer	Reappointed on 04 June 2018 after transferring legal form into joint stock company
Ms. Pham Dieu Linh	Deputy Chief Executive Officer	Appointed on 10 October 2018
Ms. Bui Thi Thu Hang	Deputy Chief Executive Officer	Appointed on 14 August 2020
Ms. Tran Thi Thu Trang	Deputy Chief Executive Officer	Appointed on 05 November 2021
Ms. Nguyen Thi Hoat	Deputy Chief Executive Officer	Appointed on 05 November 2021
Mr. Nguyen Tuan Cuong	Deputy Chief Executive Officer	Appointed on 20 August 2022
Mr. Ngo Hoang Ha	Deputy Chief Executive Officer	Appointed on 04 May 2023

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of these financial statements is Mr. Nguyen Xuan Minh, Chairman of the Board of Directors.

Ms. Nguyen Thi Thu Hien, Chief Executive Officer is authorised by Mr. Nguyen Xuan Minh to sign the accompanying financial statements in accordance with the Letter of Authorization 010/2018/UQ-CT dated 14 August 2018.

STATEMENT OF FINANCIAL POSITION
as at 31 December 2023

Code	ITEMS	Notes	Closing balance VND	Opening balance VND
100	A. CURRENT ASSETS (100=110+130)		40,628,257,426,641	25,948,479,990,644
110	I. Financial assets		40,594,155,139,482	25,929,858,136,745
111	1. Cash and cash equivalents	5	4,582,180,994,188	2,404,813,202,406
111.1	1.1. Cash		4,547,180,994,188	2,404,813,202,406
111.2	1.2. Cash equivalents		35,000,000,000	-
113	2. Held-to-maturity ("HTM") investments	7.1	1,292,046,000,000	1,000,000,000
114	3. Loan receivables	7.2	16,619,167,038,247	9,354,605,486,589
115	4. Available-for-sale ("AFS") financial assets	7.3	15,040,774,984,321	10,511,124,650,851
116	5. Provision for impairment of financial assets and mortgaged assets	8	(4,774,603,364)	(3,599,620)
117	6. Receivables	9	337,852,529,010	183,085,158,587
117.2	6.1. Receivables and accruals from dividend and interest income of financial assets		337,852,529,010	183,085,158,587
117.3	6.1.1. Receivables for due dividend and interest income		2,693,396,029	26,781,966,648
117.4	6.1.2. Accruals for undue dividend and interest income		335,159,132,981	156,303,191,939
118	7. Advances to suppliers	9	1,707,458,921	1,512,267,704
119	8. Receivables from services provided by the Company	9	16,059,167,017	23,877,481,391
122	9. Other receivables	9	2,709,273,571,142	3,450,110,238,837
129	10. Provision for impairment of receivables	9	(132,000,000)	(266,750,000)
130	II. Other current assets		34,102,287,159	18,621,853,899
131	1. Advances		75,000,000	11,248,150,250
132	2. Tools and supplies		246,690,000	-
133	3. Short-term prepaid expenses	14	33,780,597,159	7,373,703,649
200	B. NON-CURRENT ASSETS (200=210+220+240+250)		3,161,469,837,994	143,067,748,219
210	I. Long-term financial assets	10	3,033,431,775,000	-
212	1. Long-term investments		3,033,431,775,000	-
212.4	1.1 Other long-term investments		3,033,431,775,000	-
220	II. Fixed assets		64,589,748,067	84,726,784,106
221	1. Tangibles fixed assets	11	50,134,678,668	68,067,359,617
222	1.1. Cost		109,934,766,200	110,681,859,040
223a	1.2. Accumulated depreciation		(59,800,087,532)	(42,614,499,423)
227	2. Intangible fixed assets	12	14,455,069,399	16,659,424,489
228	2.1. Cost		64,600,335,490	61,426,279,490
229a	2.2. Accumulated amortisation		(50,145,266,091)	(44,766,855,001)
240	III. Construction in progress	13	2,657,487,551	-
250	IV. Other long-term assets		60,790,827,376	58,340,964,113
251	1. Long-term deposits, collaterals, and pledges		189,298,800	184,298,800
252	2. Long-term prepaid expenses	14	8,860,645,504	14,257,812,698
253	3. Deferred tax assets	15	25,486,390,730	20,791,943,497
254	4. Payments to Settlement Assistance Fund	16	16,254,492,342	13,106,909,118
255	5. Other non-current assets	17	10,000,000,000	10,000,000,000
270	TOTAL ASSETS (270=100+200)		43,789,727,264,635	26,091,547,738,863

STATEMENT OF FINANCIAL POSITION (continued)
as at 31 December 2023

Code	ITEMS	Notes	Closing balance VND	Opening balance VND
300	C. LIABILITIES (300=310+340)		20,167,994,598,219	15,102,289,530,963
310	I. Current liabilities		19,206,163,723,676	13,378,593,348,270
311	1. Short-term borrowings and financial leases	18	18,061,885,497,900	6,871,600,000,000
312	1.1. Short-term borrowings		18,061,885,497,900	6,871,600,000,000
318	2. Payables for securities trading activities	19	31,649,585,853	5,305,624,911,458
320	3. Short-term trade payables		606,772,700	240,252,940,500
322	4. Taxes and other payables to the State budget	21	505,430,934,650	316,020,156,985
323	5. Payables to employees		145,714,265,723	123,723,915,438
324	6. Payables related to employee benefits		819,874,627	-
325	7. Short-term accrued expenses	20	136,932,073,861	132,305,599,362
327	8. Short-term unearned revenue	22	203,693,703,731	266,845,205,536
329	9. Other short-term payables	23	119,141,014,631	121,870,618,991
331	10. Bonus and welfare fund		290,000,000	350,000,000
340	II. Non-current liabilities		961,830,874,543	1,723,696,182,693
346	1. Long-term bonds issued	24	955,770,243,307	1,708,634,544,957
351	2. Long-term unearned revenue	22	6,030,077,736	15,031,084,236
355	3. Investors' protection fund		30,553,500	30,553,500
400	D. OWNERS' EQUITY (400=410)		23,621,732,666,416	10,989,258,207,900
410	I. Owner's equity	25	23,621,732,666,416	10,989,258,207,900
411	1. Share capital		11,368,904,200,000	1,126,140,700,000
411.1	1.1. Owners' capital contribution		2,176,994,200,000	1,126,140,700,000
411.2	1.2 Share premium		9,191,910,000,000	-
412	2. Differences from revaluation of assets at fair value		(16,520,032,167)	(10,561,943,926)
417	3. Undistributed profit		12,269,348,498,583	9,873,679,451,826
417.1	3.1. Realized profit after tax		12,252,334,931,584	9,872,987,551,840
417.2	3.2. Unrealized profit		17,013,566,999	691,899,986
440	TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)		43,789,727,264,635	26,091,547,738,863

STATEMENT OF FINANCIAL POSITION (continued)
as at 31 December 2023

OFF-BALANCE SHEET ITEMS

Code	ITEMS	Notes	Closing balance VND	Opening balance VND
	A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS			
008	1. Financial assets listed/registered for trading at Vietnam Securities Depository ("VSD") of the Company		1,634,479,940,000	843,650,040,000
009	2. Non-traded financial assets deposited at VSD		50,000	-
010	3. Awaiting financial assets of the Company		23,749,500,000	9,799,131,256
	B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS			
021	1. Financial assets listed/registered for trading at VSD of investors		143,415,009,129,900	146,560,432,630,000
021.1	1.1 Unrestricted financial assets		77,561,084,029,900	84,523,895,380,000
021.2	1.2 Restricted financial assets		314,582,980,000	139,546,850,000
021.3	1.3 Mortgaged financial assets		62,731,799,490,000	60,455,199,550,000
021.4	1.4 Blocked financial assets		1,862,706,260,000	735,109,450,000
021.5	1.5 Financial assets awaiting settlement		944,836,370,000	706,681,400,000
022	2. Non-traded financial assets deposited at VSD of investors		472,237,200,000	719,450,400,000
022.1	2.1 Unrestricted and non-traded financial assets deposited at VSD		417,620,180,000	634,486,460,000
022.2	2.2 Restricted and non-traded financial assets deposited at VSD		54,617,020,000	84,963,940,000
026	3. Investors' deposits		5,774,724,796,539	2,330,045,069,459
027	3.1 Investors' deposits for securities trading activities managed by the Company		2,945,784,273,957	855,886,234,155
029	3.2 Deposits for clearing and payment of securities transactions		1,797,451,176,015	1,422,239,648,556
	- Domestic investors' deposits for clearing and payment of securities transactions		1,797,384,776,015	1,422,239,648,556
	- Foreign investors' deposits for clearing and payment of securities transactions		66,400,000	-
030	3.3 Deposits of securities issuers		1,031,489,346,567	51,919,186,748

STATEMENT OF FINANCIAL POSITION (continued)
as at 31 December 2023

OFF-BALANCE SHEET ITEMS (continued)

Code	ITEMS	Notes	Closing balance VND	Opening balance VND
	B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS (continued)			
031	4. Payables to investors - investors' deposits for securities trading activities managed by the Company		4,743,235,449,972	2,278,125,882,711
031.1	4.1 Payables to domestic investors for securities trading activities managed by the Company		4,733,622,354,898	2,266,780,675,185
031.2	4.2 Payables to foreign investors for securities trading activities managed by the Company		9,613,095,074	11,345,207,526
035	5 Dividend, bond principal and interest payables		1,031,489,346,567	51,919,186,748

Ms. Nguyen Thi Thanh Thuy
Preparer

Ms. Pham Thuy Van
Chief Accountant



Ms. Nguyen Thi Thu Hien
Chief Executive Officer

Hanoi, Vietnam

23 January 2024

Techcom Securities Joint Stock Company

B02a-CTCK

INCOME STATEMENT for the year ended 31 December 2023

Code	ITEMS	Notes	Quarter 4		Accumulated to the end of quarter 4	
			Current year VND	Prior year VND	Current year VND	Prior year VND
I.	OPERATING INCOME					
01	1. Gain from financial assets at fair value through profit and loss ("FVTPL")					
01.1	1.1. Gain from disposal of financial assets at FVTPL	26	568,865,815,665	103,820,443,780	1,649,403,727,622	901,204,582,596
02	2. Gain from held-to-maturity ("HTM") investments	27	21,337,130,604	(7,561,479,463)	1,649,403,727,622	901,204,582,596
03	3. Gain from loans and receivables	27	506,837,586,644	333,184,974,221	42,491,805,310	18,529,621,544
04	4. Gain from available-for-sale ("AFS") financial assets	27	48,322,104,203	94,443,356,439	1,602,447,022,922	1,502,853,415,354
06	5. Revenue from brokerage services	27	136,520,227,844	141,746,029,567	362,741,898,677	257,993,106,848
07	6. Revenue from underwriting and issuance agency services		207,557,746,011	162,478,094,996	476,833,068,936	888,247,795,556
09	7. Revenue from securities depository services		12,630,555,973	18,778,789,256	944,470,298,386	1,302,953,436,567
10	8. Revenue from financial advisory services		35,645,000,000	9,089,831,593	49,528,058,050	52,348,947,599
11	9. Other operating incomes		757,189,937	135,829,501,424	81,121,335,617	156,302,219,768
20	Total operating income (20=01->11)		1,538,473,356,881	991,809,541,813	5,255,313,566,147	5,218,182,207,076
II.	OPERATING EXPENSES					
21	1. Loss from financial assets at fair value through profit and loss ("FVTPL")					
21.1	1.1. Loss from disposal of financial assets at FVTPL	26	42,665,976,258	142,633,179,132	177,278,387,431	198,923,624,516
21.3	1.2. Transaction costs of acquisition of financial assets at FVTPL		-	10,000,000	177,278,387,431	198,913,624,516
24	2. Provision expenses for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for loans	28	4,774,603,364	3,599,620	-	10,000,000
27	3. Expenses for brokerage services	28	62,526,388,695	25,311,030,657	4,771,003,744	3,599,620
28	4. Expenses for underwriting and issuance agency services	28	208,000	274,074,074	183,646,638,072	154,528,078,451
30	5. Expenses for securities depository services	28	10,973,464,993	16,282,644,713	208,000	274,074,074
32	6. Other operating expenses	28	29,066,102,564	167,980,524,526	43,185,736,098	48,078,060,820
40	Total operating expenses (40=21->32)		150,006,743,874	352,485,052,722	662,344,502,379	990,754,662,144

Techcom Securities Joint Stock Company

B02a-CTCK

INCOME STATEMENT (continued) for the year ended 31 December 2023

Code	ITEMS	Notes	Quarter 4		Accumulated to the end of quarter 4	
			Current year VND	Prior year VND	Current year VND	Prior year VND
III.	FINANCIAL INCOME	29				
41	1. Realized and unrealized gain from changes in foreign exchange rates		-	-	-	14,002,400,000
42	2. Dividend from investment in subsidiaries, associates and interest income from demand deposits		3,423,923,955	2,254,389,409	12,870,125,334	10,521,194,439
44	3. Other financial income		3,180,794,023	-	5,942,345,080	-
50	Total financial income (50=41->44)		6,604,717,978	2,254,389,409	18,812,470,414	24,523,594,439
IV.	FINANCIAL EXPENSES	30				
51	1. Realized and unrealized loss from changes in foreign exchange rates		-	-	-	1,400,000,000
52	2. Interest expenses		251,328,950,530	148,871,179,940	893,985,755,421	609,169,047,616
55	3. Other financial expenses		96,315,199,231	43,395,828,522	187,658,191,452	127,840,968,697
60	Total financial expenses (60=51->55)		346,644,149,761	192,267,008,462	1,081,643,946,873	738,410,016,313
62	V. GENERAL AND ADMINISTRATIVE EXPENSES	31	167,123,136,846	129,456,740,084	500,212,004,426	480,433,213,874
70	VI. OPERATING PROFIT (70=20+50-60-62)		881,304,044,378	319,855,129,954	3,029,925,582,883	3,033,107,909,184
VII.	OTHER INCOME AND EXPENSES					
71	1. Other incomes		475,000,000	4,186,421	553,889,548	24,989,326,844
72	2. Other expenses		1,575,158,960	338,572,888	2,182,061,532	440,148,388
80	Total other operating (loss)/profit (80=71-72)		(1,100,158,960)	(334,386,467)	(1,628,171,984)	24,549,178,456
90	VIII. PROFIT BEFORE TAX (90=70+80)		880,203,885,418	319,520,743,487	3,028,297,410,899	3,057,657,087,640
91	Realized profit		880,203,885,418	319,520,743,487	3,028,297,410,899	3,057,657,087,640
IX.	CORPORATE INCOME TAX ("CIT") EXPENSES					
100.1	Current CIT expense	32.1	175,212,698,942	85,831,872,770	632,628,364,142	630,992,995,757
100.2	Deferred CIT (income)/expenses	32.2	177,583,270,657 (2,370,571,715)	82,580,210,862 3,251,661,908	635,833,244,343 (3,204,880,201)	631,684,895,743 (691,899,986)
200	X. PROFIT AFTER TAX (200=90-100)		704,991,186,476	233,688,870,717	2,395,669,046,757	2,426,664,091,883

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Techcom Securities Joint Stock Company

B02a-CTCK

INCOME STATEMENT (continued)
for the year ended 31 December 2023

Code	ITEMS	Notes	Quarter 4		Accumulated to the end of quarter 4	
			Current year VND	Prior year VND	Current year VND	Prior year VND
300	XI. OTHER COMPREHENSIVE INCOME AFTER TAX					
301	(Loss) from revaluation of AFS financial assets		(9,845,234,362)	(9,845,234,362)	(5,958,088,241)	(8,596,795,059)
400	Total other comprehensive income (400=301)		(43,313,270,813) (43,313,270,813)	(9,845,234,362) (9,845,234,362)	(5,958,088,241) (5,958,088,241)	(8,596,795,059) (8,596,795,059)



Ms. Nguyen Thi Thanh Thuy
Preparer

Hanoi, Vietnam

23 January 2024



Ms. Pham Thuy Van
Accountant in charge


Ms. Nguyen Thi Thu Hien
Chief Executive Officer

CASH FLOW STATEMENT
for the year ended 31 December 2023

Code	ITEMS	Notes	Current year VND	Prior year VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		3,028,297,410,899	3,057,657,087,640
02	2. Adjustments for:		586,406,173,223	475,782,320,781
03	Depreciation and amortisation expense		22,954,477,706	22,646,115,484
04	Provisions		4,636,253,744	270,349,620
06	Interest expenses		893,985,755,421	609,169,047,616
07	(Gain) from investing activities		(11,180,667)	-
08	Accrued interest income		(335,159,132,981)	(156,303,191,939)
30	Operating profit before changes in working capital		3,614,703,584,122	3,533,439,408,421
32	Changes in HTM investments		(1,291,046,000,000)	511,166,300,000
33	Changes in loan receivables		(7,264,561,551,658)	6,497,424,202,012
34	Changes in AFS financial assets		(292,097,988,743)	(3,947,364,654,478)
36	Changes in receivables and accruals from dividend and interest income of financial assets		180,391,762,558	165,790,274,167
37	Changes in receivables from services provided by the Company		7,818,314,374	115,365,106,128
39	Changes in other receivables		740,836,667,695	(3,450,109,025,019)
40	Changes in other assets		7,773,877,026	(6,965,366,408)
41	Changes in accrued expenses (excluding interest expenses)		12,116,657,159	-
42	Changes in prepaid expenses		(21,009,726,316)	(5,620,395,497)
43	Current corporate income tax paid		(440,729,850,166)	(539,650,865,594)
44	Interest expenses paid		(901,475,938,081)	(551,285,122,912)
45	Changes in payables		(239,841,359,017)	240,252,940,500
46	Changes in employees' welfare payables		819,874,627	(150,000,000)
47	Changes in tax and other payables to the State budget (excluding CIT paid)		(5,692,616,512)	(16,576,646,903)
48	Changes in payables to employees		21,990,350,285	20,022,806,384
50	Changes in other payables		(3,478,313,005,106)	2,519,094,220,855
52	Other cash outflows from operating activities		(60,000,000)	-
60	Net cash flows (used in)/generated by operating activities		(9,348,376,947,753)	5,084,833,181,656
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
61	Acquisition and construction of fixed assets and other assets		(5,938,748,551)	(18,887,284,000)
62	Proceeds from sale, disposal of fixed assets and other long-term assets		475,000,000	-
63	Capital investment in subsidiaries, joint ventures, associates and other investments		(3,033,431,775,000)	-
70	Net cash flow (used in) investing activities		(3,038,895,523,551)	(18,887,284,000)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
71	Cash receipt from issuance of shares, or capital contributed by shareholders		10,242,763,500,000	1,893,900,000
73	Cash receipts from borrowings		82,761,332,790,113	16,481,400,000,000
73.2	- Other borrowings		82,761,332,790,113	16,481,400,000,000
74	Repayment of borrowings		(78,439,456,027,027)	(19,594,182,377,039)
74.3	- Other borrowings		(78,439,456,027,027)	(19,594,182,377,039)
76	Dividends, profit distributed to shareholders		-	(675,447,477,440)
80	Net cash flow generated by/(used in) financing activities		14,564,640,263,086	(3,786,335,954,479)

CASH FLOW STATEMENT (continued)
for the year ended 31 December 2023

Code	ITEMS	Notes	Current year VND	Prior year VND
90	NET INCREASE IN CASH DURING THE YEAR (90=60+70+80)		2,177,367,791,782	1,279,609,943,177
101	CASH AT THE BEGINNING OF THE YEAR	5	2,404,813,202,406	1,125,203,259,229
101.1	Cash		2,404,813,202,406	1,125,203,259,229
103	CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR (103=90+101)	5	4,582,180,994,188	2,404,813,202,406
103.1	Cash		4,547,180,994,188	2,404,813,202,406
103.2	Cash equivalents		35,000,000,000	-

CASH FLOW STATEMENT (continued)
for the year ended 31 December 2023

CASH FLOWS FROM BROKERAGE AND TRUST ACTIVITIES OF CUSTOMERS

Code	ITEMS	Notes	Current year VND	Prior year VND
	I. Cash flows from brokerage and trust activities of customers			
01	1. Cash receipts from disposal of brokerage securities of customers		341,251,631,768,076	276,521,066,989,343
02	2. Cash payments for purchases of brokerage securities of customers		(356,333,054,468,634)	(284,951,627,339,958)
07	3. Cash receipts for settlement of securities transactions of customers		526,772,783,372,466	305,615,543,755,483
08	4. Cash payments for securities transactions of customers		(509,174,180,451,761)	(299,426,675,811,568)
11	5. Cash payments for depository fees of customers		(52,070,652,886)	(57,278,984,467)
14	6. Cash receipts from securities issuers		121,040,499,898,739	84,249,052,539,715
15	7. Cash payments for securities issuers		(120,060,929,738,920)	(84,197,133,352,967)
20	Net increase/(decrease) in cash during the year		3,444,679,727,080	(2,247,052,204,419)
30	II. Cash and cash equivalents of customers at the beginning of the year		2,330,045,069,459	4,577,097,273,878
31	Cash at banks at the beginning of the year:		2,330,045,069,459	4,577,097,273,878
32	- Investors' deposits managed by the Company for securities trading activities.		855,886,234,155	1,369,027,487,417
34	- Deposits for clearing and payment of securities transactions		1,422,239,648,556	3,206,017,544,118
35	- Deposits of securities issuers		51,919,186,748	2,052,242,343
40	III. Cash and cash equivalents of customers at the end of the year (40 = 20 + 30)		5,774,724,796,539	2,330,045,069,459
41	Cash at banks at the end of the year:		5,774,724,796,539	2,330,045,069,459
42	- Investors' deposits managed by the Company for securities trading activities		2,945,784,273,957	855,886,234,155
44	- Deposits for clearing and payment of securities transactions		1,797,451,176,015	1,422,239,648,556
45	- Deposits of securities issuers		1,031,489,346,567	51,919,186,748

Ms. Nguyen Thi Thanh Thuy
Preparer

Ms. Pham Thuy Van
Chief Accountant

Ms. Nguyen Thi Thu Hien
Chief Executive Officer

Hanoi, Vietnam

23 January 2024

Techcom Securities Joint Stock Company

B04a-CTCK

STATEMENT OF CHANGES IN OWNERS' EQUITY for the year ended 31 December 2023

ITEMS	Notes	Opening balance		Increase/Decrease				Closing balance	
		01 January 2022	01 January 2023	Prior year		Current year		31 December 2022	31 December 2023
		VND	VND	Increase	Decrease	Increase	Decrease	VND	VND
A	B	1	2	3	4	5	6	7	8
I. CHANGES IN OWNERS' EQUITY									
1. Owners' capital contribution		1,124,246,800,000	1,126,140,700,000	1,893,900,000	-	1,050,853,500,000	-	1,126,140,700,000	2,176,994,200,000
2. Share premium		-	-	-	-	9,191,910,000,000	-	-	9,191,910,000,000
3. Charter capital		-	-	-	-	-	-	-	-
4. Financial reserve		112,424,680,000	-	-	(112,424,680,000)	-	-	-	-
5. Differences from revaluation of assets at fair value		112,424,680,000	-	-	(112,424,680,000)	-	-	-	-
6. Undistributed profit		(1,965,148,867)	(10,561,943,926)	-	(8,596,795,059)	40,753,896,235	(46,711,984,476)	(10,561,943,926)	(16,520,032,167)
6.1. Realized profit after tax		7,898,113,477,383	9,873,679,451,826	2,659,004,315,734	(683,438,341,291)	2,395,669,046,757	-	9,873,679,451,826	12,269,348,498,583
6.2. Unrealized profit		7,890,622,613,532	9,872,987,551,840	2,658,312,415,748	(675,947,477,440)	2,379,347,379,744	-	9,872,987,551,840	12,252,334,931,584
		7,490,863,851	691,899,986	691,899,986	(7,490,863,851)	16,321,667,013	-	691,899,986	17,013,566,999
TOTAL		9,245,244,488,516	10,989,258,207,900	2,660,898,215,734	(916,884,496,350)	12,679,186,442,992	(46,711,984,476)	10,989,258,207,900	23,621,732,666,416
II. OTHER COMPREHENSIVE INCOME									
1. (Loss) from revaluation of AFS financial assets		(1,965,148,867)	(10,561,943,926)	-	(8,596,795,059)	40,753,896,235	(46,711,984,476)	(10,561,943,926)	(16,520,032,167)
TOTAL		(1,965,148,867)	(10,561,943,926)	-	(8,596,795,059)	40,753,896,235	(46,711,984,476)	(10,561,943,926)	(16,520,032,167)

Ms. Nguyen Thi Thanh Thuy
Preparer

Ms. Pham Thuy Van
Chief Accountant

Ms. Nguyen Thi Thu Hien
Chief Executive Officer

Hanoi, Vietnam

23 January 2024

NOTES TO THE FINANCIAL STATEMENTS
as at 31 December 2023 and for the year then ended

1. CORPORATE INFORMATION

Techcom Securities Joint Stock Company ("the Company") is a joint-stock company whose legal form is transferred from Techcom Securities Company Limited according to Decision No.222/QĐ-UBND on 19 March 2018, and inherits all legal rights and interests, responsible for debts and other obligations of Techcom Securities Company Limited. Techcom Securities Joint Stock Company operates under the License of Securities Business No.125/GP-UBND issued by the State Securities Commission on 30 May 2018; and the Joint Stock Company Business Registration Certificate No. 0102935813 issued by the Hanoi Department of Planning and Investment for the first time on 30 May 2018, with the latest amendment (6th) on 11 July 2023.

The Company's Head Office is located at 27th, 28th and 29th floor, C5 D'Capitale building, No.119 Tran Duy Hung street, Trung Hoa ward, Cau Giay district, Hanoi.

The principal activities of the Company are securities brokerage, proprietary trading, securities investment advisory and underwriting services.

The number of the Company's employees as at 31 December 2023 was 483 people (as at 31 December 2022: 501 people).

Main characteristics of the Company's operation

Capital size

As at 31 December 2023, total capital contribution of the Company is VND 2,176,994,200,000, owners' equity is VND 23,621,732,666,416 and total assets are VND 43,789,727,264,635.

Investment objectives

The Company's mission are to be a trusted strategic financial consulting partner of corporate customers and to create a superior cumulative investment experience for every Vietnamese family.

Investment restrictions

The Company is required to comply with Article 28 under Circular No. 121/2020/TT-BTC dated 31 December 2020 providing guidance on establishment and operation of securities companies, and other applicable regulations on investment restrictions. The current applicable practices on investment restrictions are as follows:

- ▶ Securities company is not allowed to invest, contribute capital to invest in real-estate assets except for the purpose of use for head office, branches, and transaction offices directly serving professional business activities of the securities company;
- ▶ Securities company may invest in real-estate investment and fixed assets on the principle that the carrying value of the fixed assets and real-estate investment should not exceed fifty percent (50%) of the total value of assets of the securities company;
- ▶ Securities company is not allowed to use more than seventy percent (70%) of its owners' equity to invest in corporate bonds. Securities company, licensed to engage in self-trading activity, is allowed to trade listed bonds in accordance with relevant regulation on trading bonds; and
- ▶ Securities company must not by itself, or authorize another organization or individuals to:
 - Invest in shares or contribute capital to companies that owned more than fifty percent (50%) of the charter capital of the securities company, except for purchasing of odd lots at the request of customers;
 - Make joint investment with an affiliated person of five percent (5%) or more in the charter capital of another securities company;

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended**1. CORPORATE INFORMATION (continued)***Investment restrictions (continued)*

- Invest more than twenty percent (20%) in the total currently circulating shares or fund certificates of a listing organization;
- Invest more than fifteen percent (15%) in the total currently circulating shares or fund certificates of an unlisted organization, which shall not apply to member fund, ETF fund or open-end fund certificates;
- Invest or contribute capital of more than ten percent (10%) in the total paid-up capital of a limited liability company or of a business project;
- Invest more than fifteen percent (15%) of its owners' equity in a single organization or of a business project; and
- Invest more than seventy percent (70%) of its total owners' equity in shares, capital contribution and a business project, specifically invest more than twenty percent (20%) of its total owners' equity in unlisted shares, capital contribution and a business project.

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR**2.1 *Applied accounting standards and accounting regime***

The financial statements of the Company are prepared in accordance with Vietnamese Accounting Regime, accounting regulations set out for securities companies under Circular No. 210/2014/TT-BTC dated 30 December 2014 issued by the Ministry of Finance ("Circular 210"); Circular No. 334/2016/TT-BTC issued by the Ministry of Finance on 27 December 2016 amending, supplementing and replacing Appendices No. 02 and No. 04 of Circular 210; and other Vietnamese Accounting Standards issued by the Ministry of Finance under below Decisions:

- ▶ Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 4); and
- ▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 5).

2.2 *Registered accounting documentation system*

The Company's registered accounting documentation system is the General Journal Voucher system.

2.3 *Financial year*

The Company's financial year begins on 01 January and ends on 31 December.

2.4 *Accounting currency*

The accompanying financial statements are prepared in Vietnam Dong ("VND") which is the Company's accounting currency.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

3. STATEMENT ON COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND ACCOUNTING REGIME

The Board of Executive Officers confirms that the Company has prepared the financial statements for the year ended 31 December 2023 in compliance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime, accounting guidance applicable to securities companies and legal regulations relating financial reporting.

Accordingly, the accompanying statement of financial position, income statement, cash flow statement, statement of changes in owners' equity and notes to the financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position, results of operations and cash flows and changes in owners' equity in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 *Changes in significant accounting policies*

The significant accounting policies, which have been adopted by the Company in the preparation of the financial statements for the year ended 31 December 2023, are consistent with those adopted in the preparation of the financial statements for the year ended 31 December 2022.

4.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments (with an original term not exceeding three months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Cash deposited by investors for securities trading activities and cash deposited by securities issuers are presented on the off-balance sheet.

4.3 *Financial assets at fair value through profit/loss ("FVTPL")*

Financial assets FVTPL are financial assets that satisfy either of the following conditions:

- a) A financial asset is classified as held for trading if:
 - ▶ It is acquired or incurred mainly for the purpose of reselling or repurchasing in the short term;
 - ▶ There is any evidence that of a recent actual pattern of short-term profit-taking; or
 - ▶ It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, a financial asset is designated by the entity as at fair value through profit and loss as it meets one of the following criteria:
 - ▶ The designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the asset or recognizing gains or losses on a different basis.
 - ▶ The assets are part of a group of financial assets which are managed, and their performance is evaluated on a fair value basis, in accordance with the Company's risk management policy or investment strategy.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.3 *Financial assets at fair value through profit/loss ("FVTPL") (continued)*

Financial assets at FVTPL are initially recognized at cost and subsequently recognized at fair value.

The acquisition cost of financial assets at FVTPL does not comprise transaction costs arising directly from the purchase of these financial assets. These transaction costs are recognized as purchase costs of financial assets in the income statement when incurred.

An increase arising from revaluation of financial assets at FVTPL in comparison with the prior year is recognized into the income statement under "Gain from revaluation of financial assets at FVTPL". A decrease arising from revaluation of financial assets at fair value through profit or loss in comparison with the prior year is recognized into the income statement under "Loss from revaluation of financial assets at FVTPL".

4.4 *Held-to-maturity investments ("HTM")*

HTM investments are non-derivative financial assets with fixed term and fixed or identifiable payments that the Company has the positive intention or ability to hold to maturity, except for:

- a) Those that the entity, upon initial recognition, designates as at fair value through profit or loss;
- b) Those that the entity designates as available-for-sale;
- c) Those satisfy the definition of loans and receivables.

HTM investments are initially recognized at acquisition cost plus (+) transaction costs which are directly attributable to the purchase of financial assets such as brokerage fee, trading fee, issuance agency fee and banking transaction fee. After initial recognition, HTM financial investments are subsequently measured at amortized cost using the effective interest rate ("EIR") method.

Amortized cost of HTM investments is measured at initially recognized cost minus (-) principal repayments, plus (+) or minus (-) the accumulated amortization using the EIR method of any difference between that initial amount and the maturity amount, and minus (-) any utilization of provision for impairment or irrecoverability (if any).

The EIR method is a method of calculating the cost allocation on interest income or interest expense in the related year of a financial asset or a group of HTM investments.

The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial assets or financial liabilities.

Accrued interest is recognized under "*Receivables and accruals from dividend and interest income of financial assets*".

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 Held -to-maturity investments ("HTM") (continued)

HTM investments are subject to impairment assessment at the reporting date. Provision is made for an HTM investment when there is any objective evidence that the investment is irrecoverable or there is uncertainty of recoverability, resulting from one or more loss events that have occurred after the initial recognition of the investment and the loss event has an impact on the estimated future cash flows of the HTM investment that can be reliably estimated. Objective evidence of impairment may include a decline in the fair value/market value (if any) of the investment, indicators that the debtors or a group of debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults. When there is any evidence of impairment, provision for an HTM investment is determined as the negative difference between its fair value and amortized cost at the assessment date. Any increase or decrease in the balance of provision is recognised in the income statement under *"Provision expenses for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for loans"*.

4.5 Loan receivables

Loans are non-derivative financial assets with fixed or identifiable payments and not listed on the market, except for:

- a) The amount that the Company has the intent to immediately sell or will sell in a near future which are classified as assets held for trading, and like those which, upon initial recognition, the Company categorized as such recognized at fair value through profit or loss;
- b) The amount categorized by the Company as available-for-sale upon initial recognition; or
- c) The amount whose holders cannot recover most of the initial investment value not due to credit quality impairment and which are categorized as available-for-sale.

Loan receivables are initially recognized at cost. After initial recognition, loan receivables are subsequently measured at amortized cost using the EIR method.

Amortized cost of loan receivables is the amount at which the loan receivables are measured at initial recognition minus (-) principal repayments, plus (+) or minus (-) the cumulative amortization using the EIR method of any difference between that initial amount and the maturity amount, and minus (-) any reduction for impairment or irrecoverability (if any).

Loan receivables are subject to impairment assessment at the reporting date. Provision is made based on Circular 48 on provision for doubtful receivables. Any increase or decrease in the balance of provision is recorded in *"Provision expenses for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for loans"* in the income statement.

Accrued interest is recognized under *"Receivables and accruals from dividend and interest income of financial assets"*.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 Available-for-sale ("AFS")

Available-for-sale financial assets are non-derivative financial assets that are designated as available-for-sale or are not classified as:

- a) Loans and receivables;
- b) Held-to-maturity investments;
- c) Financial assets recognized at fair value through profit or loss.

AFS financial assets are initially recognized at cost (acquisition cost plus transaction costs which are directly attributable to the purchase of these financial assets). After initial recognition, AFS financial assets are subsequently measured at fair value.

Difference arising from the revaluation of AFS financial assets in comparison with prior year is recognized under "*Gain/(Loss) from revaluation of AFS financial assets*" in "*Other comprehensive income after tax*" which is a part of the income statement.

As at the reporting date, the Company assessed whether there is any objective evidence that an AFS financial asset is impaired. Any increase or decrease in the provision balance is recognized in the income statement under "*Provision expenses for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for loans*".

- ▶ Where an equity instrument is classified as available-for-sale, objective evidence of impairment includes a significant or prolonged decline in the fair value of the investment below its original cost. "Significant" is to be evaluated against the original cost of the asset and "prolonged" indicates the year in which the fair value has been below its original cost. When any evidence of impairment exists, provision is determined as the difference between original cost and fair value at the assessment date.
- ▶ Where a debt instrument is classified as available-for-sale, the impairment assessment is conducted using the same criteria as those applied for HTM investments. When there is any evidence of impairment, provision is determined as the difference between fair value and amortized cost at the assessment date.

Accrued interest is recognized under "*Receivables and accruals from dividend and interest income of financial assets*".

4.7 Fair value/market value of financial assets

Fair value/market value of the securities is determined as follows:

- ▶ For securities listed on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, their market prices are their closing prices on the nearest trading day preceding the date of preparing the financial statements.
- ▶ For unlisted securities registered for trading on the Unlisted Public Company Market ("UPCOM") and state-owned enterprises equitized through public offering, their market prices are the average reference price within the last 30 transaction days before the date of preparing financial statements as announced by the Stock Exchange. In case the securities are not traded in 30 days before the date of preparing the financial statements, their market prices are the book value at the date of preparing the financial statements.
- ▶ For listed securities which are not traded in 30 days before the date of preparing the financial statements or are cancelled or suspended from trading, their prices are the book value at the date of preparing the financial statements.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 Fair value/market value of financial assets (continued)

- For corporate bonds listed and registered for trading, their market price is the nearest transaction price at the Stock Exchange within 10 days preceding the date of preparing the financial statements. If there is no transaction in 10 days before date of the financial statements, the Company will not make provision for such securities.

For securities which do not have reference price from the above sources, the revaluation is determined based on the financial performance and the book value of securities issuers as at the assessment date.

For the purpose of determining CIT taxable profit, the tax bases for financial assets are determined by cost minus (-) provision for diminution in value. Accordingly, market value of securities for provision purpose is determined in accordance with the Circular No.48/2019/TT-BTC and Circular 24/2022/TT-BTC amending and supplementing several articles of Circular 48.

4.8 Derecognition of financial assets

A financial asset (or part of a group of similar financial assets) is derecognized when:

- The Company no longer has the rights to receive cash flows from the assets; or
- The Company has transferred its rights to receive cash flows from the assets or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a transfer arrangement; and either:
 - The Company has transferred substantially all the risks and rewards of the assets; or
 - The Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a transfer arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is still recognized as the Company's asset. In that case, the Company also recognizes a corresponding liability. The transferred asset and the corresponding liability are measured on a basis that reflects the rights and obligations that the Company has retained.

In case the liability is a guaranteed liability, transferred assets will be recognized at the smaller value between the initial carrying value of the assets and the maximum obligation incurred by the Company.

4.9 Reclassification of financial assets

Reclassification when selling financial assets other than FVTPL

When selling financial assets other than FVTPL, securities companies are required to reclassify those financial assets to financial assets at FVTPL. The difference arising from the revaluation of AFS financial assets which are recognized under "Difference from revaluation of assets at fair value" will be recognized as corresponding revenue or expenses at the date of reclassification of AFS financial assets for selling purpose.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.9 Reclassification of financial assets (continued)

Reclassification due to change in purpose or ability to hold

Securities companies are required to reclassify financial assets to their applicable categories upon changes in purpose or ability to hold, accordingly:

- ▶ Non-derivative financial assets at FVTPL or financial assets that are not required to be classified as financial asset at FVTPL at the initial recognition can be classified as loans and other receivables in special circumstances or as cash and cash equivalents if the requirements are met. The gains or losses arising from revaluation of financial assets at FVTPL prior to the reclassification are not allowed to be reversed;
- ▶ Due to changes in intent or ability to hold, where it is not appropriate to classify an investment as held to maturity, such investment is required to be reclassified into available-for-sale financial assets and measured at fair value. The difference arising from revaluation between carrying value and fair value are recognized under "*Difference from revaluation of assets at fair value*" in owners' equity.

4.10 Long-term financial investment

Equity investments in other entities

Investment in equity instruments of other entities is initially recognized at cost, including acquisition cost and transaction costs which are directly attributable to the purchase.

Provision for impairment of investments is made separately for each impaired investment and is reviewed at the end of the financial year. The Company makes provision if the investments are impaired because the investee entity incurs losses. An increase or decrease of the provision is recorded to "*Financial expenses*" in the year.

4.11 Receivables

Receivables are initially recorded at cost and subsequently always stated at cost.

Provision for receivables are made based on their overdue aging or estimated loss arising from undue debts but the debtor is in bankruptcy, filing for bankruptcy; or or has absconded, is prosecuted, detained or tried by law enforcement bodies, are serving sentences or have deceased. Increases or decreases to the provision balance are recorded as "*Provision expenses for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for loans*" and "*Other operating expenses*" in the income statement.

The Company has made provision for doubtful receivables and handled irrecoverable receivables in accordance with guidance in Circular No. 48/2019/TT-BTC dated 08 August 2019 issued by the Ministry of Finance as below:

<i>Overdue period</i>	<i>Provision rate</i>
From six (06) months to less than one (01) year	30%
From one (01) year to less than two (02) years	50%
From two (02) years to less than three (03) years	70%
From three (03) years and above	100%

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.12 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Costs of acquisition, upgrade and renewals are added to the carrying amount of the assets. Costs of maintenance and repairs are charged to the income statement as incurred.

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the income statement.

4.13 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The costs of purchased intangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Costs of acquisition, upgrade and renewals are added to the carrying amount of the assets. Other costs are charged to the income statement as incurred.

Loss or gain resulting from sales and disposals of intangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the income statement.

4.14 *Depreciation and amortisation*

Tangible fixed assets and intangible fixed assets are depreciated/amortised using straight-line method over their following estimated useful life:

	Years
Machines and equipment	03 - 07
Software	01 - 06

4.15 *Construction in progress*

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.16 *Operating leases*

Whether an agreement is determined as a property lease agreement depends on the nature of such agreement at the beginning: whether the implementation of the agreement depends on the use of a certain asset and whether the agreement mentions the rights of use of the asset.

Rentals payable under operating leases are charged to the income statement on a straight-line basis over the term of the relevant lease.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.17 Prepaid expenses

Prepaid expenses, including short-term or long-term prepaid expenses in the statement of financial position, are allocated over the year for which the prepayments are paid in advance in accordance with economic benefits generated by these expenses.

4.18 Repurchase agreements

Securities sold under the commitment to be repurchased at a specified future date ("repos") are not derecognized from the statement of financial position. The corresponding cash received is recognized in the statement of financial position as a liability. The difference between the sale price and repurchase price is treated as interest expense and is allocated to the income statement using the straight-line method over the effective term of the repurchase agreement.

4.19 Bonds issued

Bonds are usually issued as long-term borrowings.

Carrying value of bonds is recorded on net basis, equal to bonds' nominal amount less (-) Bond discount plus (+) Bond premium and less (-) Costs relating to the issue of bonds.

The Company accounts for the issued bonds' discount and premium individually and recognises their amortisation for the purpose of determining borrowing costs which are recorded as expenses or capitalised during each year, as follows:

- ▶ Bond discount is amortised gradually during bonds' life, accounted for as borrowing costs;
- ▶ Bond premium is amortised gradually during bonds' life, reducing borrowing costs;

Straight-line method is applied for amortisation of costs relating to the issue of bonds and bonds' discount and premium as follows: the costs relating to the issue of bonds and the amount of discount or premium for each year is equally amortised over the bonds' life.

4.20 Accrued expenses

Payable provisions are recognised when the Company has a present obligation as a result of goods or services received, whether or not billed to the Company. Provisions are measured at the Board of Executive Officers' best estimate of the expenditure required to settle the obligation as at the balance sheet date.

4.21 Employee benefits

4.21.1 Pension allowance

Pension allowances are paid to retired employees of the Company by the Social Insurance Agency, which belongs to the Ministry of Labour and Social Affairs. The Company is required to contribute to these post-employment benefits by paying social insurance premiums for employees in accordance with current regulations.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.21 Employee benefits (continued)

4.21.2 Severance allowance

According to the Labor Law No. 45/2019/QH14 being effective from 01 January 2021 and Decree No. 145/2020/ND-CP detailing and guiding the implementation of a number of articles of the Labour Law regarding working conditions and labour relations, the Company is obliged to pay a severance allowance equal to half a month's salary for each year of service to employees who voluntarily resigned in accordance with regulations. Working time serving as the basis for calculating severance allowance shall be the total actual working time subtracting the time when the employees have made unemployment insurance contributions as prescribed by law, and the working time when severance allowance has been paid to the employees. The average monthly salary used for calculation of severance allowance shall be adjusted to be the average of the 6 consecutive months nearest to the resignation date.

4.21.3 Unemployment insurance

According to Article 57 of the Employment Law No. 38/2013/QH13 taking effect from 01 January 2015 and the Government's Decree No. 28/2015/ND-CP dated 12 March 2015 detailing the implementation of some Employment Law's articles on unemployment insurance, the Company is obliged to pay unemployment insurance at the rate of 1% of the salary fund, the salary paid for unemployment insurance of the participants in unemployment insurance and deduct 1%, the monthly salary and wages on which unemployment insurance premiums are based to be paid to the Unemployment Insurance Fund at the same time.

4.22 Foreign currency transactions

Transactions arising in foreign currencies are translated at exchange rates of commercial banks ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated as follows:

- Monetary assets are retranslated at buying exchange rate of the commercial bank where the Company usually transacts.
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company usually transacts.

All foreign exchange differences incurred during the year and arisen from the revaluation of monetary items denominated in foreign currencies at the end of the year are recorded into the income statement.

4.23 Unearned revenue

Unearned revenue is the amounts received in advance relating to results of operations of for multiple accounting periods for underwriting and issuance agency services that have been yet provided. The Company recognizes unearned revenue in proportion to its obligations that the Company will have to perform in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the income statement for the year corresponding to the portion that meets the revenue recognition conditions.

4.24 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits associated with the transaction will flow to the Company and the amount of revenue can be reliably measured. Revenue is measured at the fair value of receipts or receivables less trade discounts, sales allowances and sales returns. Revenue is recognized when the following specific conditions are also satisfied:

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.24 *Revenue recognition (continued)*

Revenue from brokerage services

When the contract outcome can be reliably measured, revenue is recognized by reference to the percentage of completion. Where the contract outcome cannot be reliably measured, revenue is recognized only to the extent of costs incurred that it is probable of recovery.

Revenue from securities trading

Revenue from securities trading is determined by the difference between the selling price and the weighted average cost of securities sold.

Interest income

Revenue is recognised on accrual basis (taking into account the effective yield on the asset) unless the collectability is in doubt.

Dividends

Income is recognised when the Company's right to receive payment has been established, except for dividend received in shares in which only the number of shares is updated.

Other revenues from rendering services

When the contract outcome can be reliably measured, revenue is recognized by reference to the percentage of completion. Where the contract outcome cannot be reliably measured, revenue is recognized only to the extent of costs incurred that it is probable of recovery.

4.25 *Borrowing expenses*

Borrowing costs include interest expenses and other expenses which are directly attributable to the Company's borrowings. Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalized.

4.26 *Cost of securities sold*

The Company applies moving weighted average method to calculate cost of proprietary securities sold.

4.27 *Corporate income tax*

Current income tax

The current income tax payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The tax rate used to compute the current income tax are enacted as at the reporting date.

Current income tax is recorded to the income statement, except when it relates to items recognised directly to owners' equity, in which case the current income tax is also recognised directly to owners' equity.

Current income tax assets and liabilities are offset only when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.27 Corporate income tax (continued)

Deferred income tax

Deferred income tax is provided using for temporary differences at the reporting date between the tax base of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except when the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profits will be available against which deductible temporary differences, carry forward of unused tax credits and unused tax losses can be utilized, except where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to a certain extent that sufficient taxable profits will be available to allow all or part of the deferred income tax assets to be recovered. Previously unrecognized deferred income tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized, or the liability is settled based on tax rates and tax laws that have been enacted at the reporting date. Deferred tax is recorded to the income statement, except when it relates to items recognized directly to owners' equity, in which case the deferred tax is also dealt with in owners' equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxable entity and the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the financial statements could change later upon final determination by the tax authorities.

4.28 Owners' equity

Undistributed profit

Undistributed profit comprises of realized profit after tax and unrealized profit.

Unrealized profit after tax of the year is the difference between gain and loss from revaluation of financial assets at FVTPL or other financial assets accounted in the income statement.

Realized profit during the year is the difference between total revenue and income, and total expenses in the income statement of the Company, except for gain or loss from revaluation of financial assets recognized in unrealized profit.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.28 Owners' equity (continued)

Reserves

Reserves are appropriated in accordance with the Resolution of the General Meeting of Shareholders.

4.29 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after being approved by the General Meeting of Shareholders and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

4.30 Nil balances

Items, that are not shown in these financial statements in accordance with Circular No. 210, Circular 334/2016/TT-BTC dated 27 December 2016 amending and supplementing Circular No. 210 issued by the Ministry of Finance, indicate nil balances.

5. CASH AND CASH EQUIVALENTS

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Cash at banks	4,547,180,994,188	2,404,813,202,406
Cash equivalents	35,000,000,000	-
Total	4,582,180,994,188	2,404,813,202,406

6. VALUE AND VOLUME OF TRADING DURING THE YEAR

	<i>Volume of trading during the year (Unit)</i>	<i>Value of trading during the year (VND)</i>
The Company	2,254,927,577	330,559,363,887,923
- Shares	23,812,545	984,839,265,811
- Corporate bonds	1,924,147,300	278,340,633,104,348
- Government bonds	301,612,226	32,457,545,390,006
- Certificates of deposits	5,355,506	18,776,346,127,758
Investors	31,928,677,484	1,106,500,703,926,770
- Shares	28,302,029,784	537,944,288,238,160
- Corporate bonds	2,666,459,280	567,189,849,483,767
- Government bonds	40,000	5,526,140,000
- Fund certificates	38,173,763	673,922,073,810
- Covered warrants	921,974,657	687,117,991,030
Total	34,183,605,061	1,437,060,067,814,690

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

7. FINANCIAL ASSETS

Concepts of financial assets

Cost

Cost of a financial asset is the amount of cash or cash equivalents paid, disbursed or payable for such financial asset at its initial recognition. The transaction costs incurred directly from the purchase of financial asset might or might not be included in the cost of the financial asset, depending on the category in which the financial asset is classified.

Fair value/market value

The fair value or market value of a financial asset is the price at which the financial asset would be traded voluntarily between knowledgeable parties on an arm's length basis.

The fair value/market value of securities is determined using the method described in Note 4.7.

Amortized cost

Amortized cost of a financial investment (which is debt instrument) is the amount at which the financial asset is measured at initial recognition minus (-) principal repayments, plus (+) or minus (-) the cumulative amortization using the effective interest method of any difference between that initial amount and the maturity amount, and minus any reduction for impairment or irrecoverability (if any).

For presentation purpose, provision for diminution in value or irrecoverability of financial assets is recognised in "Provision for impairment of financial assets and mortgage assets" in the statement of financial position.

Carrying amount

Carrying amount of a financial asset is the amount at which the financial asset is recognized in the statement of financial position. Carrying amount of a financial asset might be recognised at fair value (for FVTPL and AFS financial assets) or at amortized cost (for HTM investments and loans), depending on the category that the financial asset is classified.

7.1 Held-to-maturity investments (HTM)

	Closing balance		Opening balance	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Term deposits with original term of more than 03 months and remaining term not exceeding 12 months (i)	1,292,046,000,000	1,292,046,000,000	1,000,000,000	1,000,000,000

- (i) As at 31 December 2023, the Company had pledged a number of term deposits whose cost and fair value equal at VND 620.000.000.000 to secure for short-term borrowings as presented at Note 18.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

7.2 Loans and receivables

	Closing balance		Opening balance	
	Cost VND	Fair value (iii) VND	Cost VND	Fair value (iii) VND
Loan receivables from margin trading (i)	16,263,049,488,754	16,258,274,885,390	8,362,096,733,669	8,362,093,134,049
Loan receivables from advances to investors (ii)	356,117,549,493	356,117,549,493	992,508,752,920	992,508,752,920
Total	16,619,167,038,247	16,614,392,434,883	9,354,605,486,589	9,354,601,886,969

- (i) Investors' securities participating in margin activities are kept by the Company as collateral for the Investor's loan with the Company.
- (ii) Balance represents advances of proceeds from selling shares, which are awaiting to be received, to investors during the period.
- (iii) The fair value of loan receivables is measured at cost less provision for doubtful debts.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

7. FINANCIAL ASSETS (continued)

7.3 AFS financial assets

	Closing balance			Opening balance		
	Revaluation difference		Fair value VND	Revaluation difference		Fair value VND
	Cost VND	Increase VND		Cost VND	Increase VND	
AFS						
- Listed shares	498,257,488,581	8,943,133	453,075,155,280	13,043,691	4,502,691	14,539,420
- Unlisted shares	630,002,558,661	-	630,002,558,661	1,080,002,558,661	-	1,080,002,558,661
- Listed bonds	1,422,016,819,096	22,788,637,510	1,444,805,456,606	861,497,114,022	-	848,018,732,983
- Unlisted bonds	12,147,327,903,054	-	12,147,327,903,054	6,349,508,499,543	-	6,349,508,499,543
- Certificates of deposits	358,309,480,000	-	358,309,480,000	2,227,794,864,842	-	2,227,794,864,842
- Fund certificates	5,511,000,000	1,743,430,720	7,254,430,720	5,511,000,000	274,455,402	5,785,455,402
Total	15,061,425,249,392	24,541,011,363	15,040,774,984,321	10,524,327,080,759	278,958,093	10,511,124,650,851
					(13,481,388,001)	

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

8. PROVISION FOR IMPAIRMENT OF FINANCIAL ASSETS AND MORTGAGED ASSETS

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Provision for impairment of loan receivables	4,774,603,364	3,599,620
Total	4,774,603,364	3,599,620

9. RECEIVABLES

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
a. Receivables and accruals from dividend and interest income of financial assets	337,852,529,010	183,085,158,587
- Receivables for due dividend and interest income	2,693,396,029	26,781,966,648
- Accruals for undue dividend and interest income	335,159,132,981	156,303,191,939
<i>Accrued interest on deposits, valuable papers</i>	35,243,120,376	7,741,556,160
<i>Accrued interest on bonds</i>	63,874,624,993	36,781,091,836
<i>Interest income from margin lending activities</i>	236,041,387,612	111,780,543,943
b. Advances to suppliers	1,707,458,921	1,512,267,704
c. Receivables from services provided by the Company	16,059,167,017	23,877,481,391
- Receivables from brokerage services	1,581,180,567	8,207,038,727
- Receivables from securities depository services	5,253,510,320	10,831,329,181
- Receivables from underwriting and issuance agency services	6,211,892,000	2,945,500,000
- Receivables from entrusting services	-	94,590,242
- Receivables from advisory services	209,000,000	1,628,000,000
- Receivables from other services	2,803,584,130	171,023,241
d. Other receivables	2,709,273,571,142	3,450,110,238,837
- Receivables from securities trading activities	2,708,771,006,999	3,449,676,781,730
- Other receivables	502,564,143	433,457,107
e. Provision for impairment of receivables	(132,000,000)	(266,750,000)
Total	3,064,760,726,090	3,658,318,396,519

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

10. LONG-TERM INVESTMENTS

	Closing balance		Opening balance	
	Proportion of ownership interest & Proportion of voting power held	Cost VND	Fair value VND	Proportion of ownership interest & Proportion of voting power held
Other long-term investments				
- Dream City Villas Hung Yen Investment Joint Stock Company	9.9%	2,026,827,000,000	2,026,827,000,000	0%
- NewCo Investment and Development Joint Stock Company	9.9%	1,006,604,775,000	1,006,604,775,000	0%
Total		3,033,431,775,000	3,033,431,775,000	



NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

11. TANGIBLE FIXED ASSETS

	<i>Machines and equipment VND</i>
Cost	
01 January 2023	110,681,859,040
Increase	107,205,000
Decrease	(854,297,840)
31 December 2023	<u>109,934,766,200</u>
Accumulated depreciation	
01 January 2023	42,614,499,423
Increase	17,576,066,616
Decrease	(390,478,507)
31 December 2023	<u>59,800,087,532</u>
Net book value	
01 January 2023	<u>68,067,359,617</u>
31 December 2023	<u>50,134,678,668</u>

As at 31 December 2023, the cost of tangible fixed assets which had been fully depreciated but still in use was VND 6,061,476,531 (as at 31 December 2022: VND 5,809,750,687).

12. INTANGIBLE FIXED ASSETS

	<i>Software VND</i>
Cost	
01 January 2023	61,426,279,490
Increase	3,174,056,000
31 December 2023	<u>64,600,335,490</u>
Accumulated amortisation	
01 January 2023	44,766,855,001
Increase	5,378,411,090
31 December 2023	<u>50,145,266,091</u>
Net book value	
01 January 2023	<u>16,659,424,489</u>
31 December 2023	<u>14,455,069,399</u>

As at 31 December 2023, the cost of intangible fixed assets which had been fully amortised but still in use was VND 33,921,614,549 (as at 31 December 2022: VND 32,702,850,709).

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

13. CONSTRUCTION IN PROGRESS

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Implementation costs of KRX system	2,657,487,551	-
Total	2,657,487,551	-

14. PREPAID EXPENSES

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Short-term	33,780,597,159	7,373,703,649
Tools and supplies issued for consumption	30,448,240	-
Prepaid service fees	33,750,148,919	7,373,703,649
Long-term	8,860,645,504	14,257,812,698
Tools and supplies issued for consumption	2,792,358,455	5,950,472,845
Prepaid service fees	6,068,287,049	8,307,339,853
Total	42,641,242,663	21,631,516,347

15. DEFERRED TAX ASSETS

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Deferred tax assets arising from the revaluation of AFS financial assets	4,130,053,014	2,640,485,982
Deferred tax assets related to deductible temporary differences	21,356,337,716	18,151,457,515
Total	25,486,390,730	20,791,943,497

16. PAYMENT FOR SETTLEMENT ASSISTANCE FUND

Payments to Settlement Assistance Fund represent the amounts deposited at Vietnam Securities Depository ("VSD"). According to prevailing regulations of VSD, the Company must deposit an initial amount of VND 120 million at VSD and pay yearly an addition of 0.01% of the total amount of brokered securities incurred in prior year, but not exceeding VND 2.5 billion per annum. The maximum contribution to the Settlement Assistance Fund is VND 20 billion, applying for depository members being securities company with trading securities and brokerage activities.

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Initial payments	120,000,000	120,000,000
Accumulated additional payments	14,902,379,488	11,542,028,752
Distributed interest during the year	1,232,112,854	1,444,880,366
Total	16,254,492,342	13,106,909,118

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

17. OTHER LONG-TERM ASSETS

Reflects payments to the derivatives transaction clearing fund. According to the regulations on management and usage of derivative securities transaction clearing funds issued together with Decision No. 97/QĐ-VSD dated 23 March 2017 of the Vietnam Securities Depository, the initial minimum contribution is VND 10 billion, applying for direct clearing members.

	<i>Closing balance</i> <i>VND</i>	<i>Opening balance</i> <i>VND</i>
Payments to the derivatives transaction clearing fund		
- <i>Initial payments</i>	<i>10,000,000,000</i>	<i>10,000,000,000</i>
Total	<i>10,000,000,000</i>	<i>10,000,000,000</i>



NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

18. SHORT-TERM BORROWINGS AND FINANCIAL LEASES

	Interest rate %/year	Opening balance VND	Increase during the year VND	Decrease during the year VND	Closing balance VND
Short-term borrowings in USD (i)	4.85% - 12.5%	6,871,600,000,000	9,641,111,656,470	9,476,948,000,000	7,035,763,656,470
Taishin International Bank Co., Ltd.		6,871,600,000,000	5,436,991,656,470	6,871,600,000,000	5,436,991,656,470
HSBC Bank		-	2,859,860,000,000	2,131,400,000,000	728,460,000,000
DBS Bank Limited		-	858,460,000,000	473,948,000,000	384,512,000,000
Sumitomo Mitsui Banking Corporation		-	485,800,000,000	-	485,800,000,000
Short-term borrowings in VND (ii)	3.5% - 12%	-	17,901,500,000,000	11,290,000,000,000	6,611,500,000,000
Tien Phong Commercial Joint Stock Bank		-	2,710,000,000,000	1,505,000,000,000	1,205,000,000,000
Vietnam Prosperity Joint Stock Commercial Bank		-	6,036,000,000,000	3,990,000,000,000	2,046,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam		-	630,000,000,000	540,000,000,000	90,000,000,000
Vietnam International Commercial Joint Stock Bank		-	750,000,000,000	250,000,000,000	500,000,000,000
KEB Hana Bank		-	170,000,000,000	-	170,000,000,000
Ho Chi Minh City Development Joint Stock Commercial Bank		-	540,500,000,000	350,000,000,000	190,500,000,000
An Binh Commercial Joint Stock Bank		-	250,000,000,000	150,000,000,000	100,000,000,000
Daegu Bank		-	120,000,000,000	-	120,000,000,000
CTBC Bank		-	684,000,000,000	570,000,000,000	114,000,000,000
Indovina Bank Ltd.		-	600,000,000,000	300,000,000,000	300,000,000,000
Vietnam Maritime Commercial Joint Stock Bank		-	3,135,000,000,000	2,345,000,000,000	790,000,000,000
Vietnam Export Import Commercial Joint Stock Bank		-	630,000,000,000	420,000,000,000	210,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam		-	1,546,000,000,000	870,000,000,000	676,000,000,000
VietCredit Finance Joint Stock Company		-	100,000,000,000	-	100,000,000,000
Other short-term borrowings (iii)		-	99,475,212,430,316	95,060,590,588,886	4,414,621,841,430
Total short-term borrowings		6,871,600,000,000	127,017,824,086,786	115,827,538,588,886	18,061,885,497,900



NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

- (i) As at 31 December 2023, the Company had loans at foreign banks with a total original currency value of USD 294,000,000. The Company has hedged interest rate risk by cross-currency swap contracts and forward contracts in foreign currencies with Vietnam Technological and Commercial Joint Stock Bank and other commercial banks for the above-mentioned loans.
- (ii) As at 31 December 2023, a number of term deposits had been pledged to secure for some short-term bank loans as presented at Note 7.1.
- (iii) From 24 May 2023, the Company incurred loans with customers participating in high profitable iSave program.

19. PAYABLES FOR SECURITIES TRADING ACTIVITIES

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Payables to customers for securities trading activities (i)	6,931,627,014	5,284,485,167,173
Payables to the Stock Exchanges	20,660,644,990	7,516,270,435
Payables to the Vietnam Securities Depository	4,057,313,849	13,623,473,850
Total	31,649,585,853	5,305,624,911,458

- (i) Balance as at 31 December 2022 includes an amount of more than VND 5,273 billion representing payables to investors managed by the Company under high interest gold safe program. Such program ended at 24 May 2023.

20. SHORT-TERM ACCRUED EXPENSES

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Accruals of interest expenses	87,974,001,608	49,993,773,329
Accruals of bond interest expenses	36,366,368,147	45,484,640,987
Accrued operating expenses	12,591,704,106	-
Payables to customers for securities trading activities (i)	-	36,827,185,046
Total		132,305,599,362

- (i) Balance as at 31 December 2022 reflects payables to investors managed by the Company under high interest gold safe program. Such program ended at 24 May 2023.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

21. TAXES AND OTHER PAYABLES TO THE STATE BUDGET

Movement of taxes and other payables to the State budget for the year ended 31 December 2023 is as below:

No	Items	Opening balance VND	Payable amount VND	Paid amount VND	Closing balance VND
1	Corporate income tax	239,041,585,743	635,833,244,343	(440,729,850,166)	434,144,979,920
2	Personal income tax	73,921,626,918	784,558,902,728	(792,654,953,143)	65,825,576,503
	- Personal income tax	8,956,795,167	59,344,837,389	(60,705,221,731)	7,596,410,825
	- Personal income tax payable on behalf of investors	64,964,831,751	725,214,065,339	(731,949,731,412)	58,229,165,678
3	Value added tax	165,862,563	10,887,734,985	(10,342,622,808)	710,974,740
4	Other taxes	2,891,081,761	37,713,848,671	(35,855,526,945)	4,749,403,487
	- License tax	-	3,000,000	(3,000,000)	-
	- Foreign contractors withholding tax	2,891,081,761	36,657,625,451	(34,799,303,725)	4,749,403,487
	- Other taxes and fees	-	1,053,223,220	(1,053,223,220)	-
	Total	316,020,156,985	1,468,993,730,727	(1,279,582,953,062)	505,430,934,650

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

22. UNEARNED REVENUE

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Short-term	203,693,703,731	266,845,205,536
Registration and depository agency fees	162,915,386,688	200,524,008,931
Bond holder representative fees	31,786,409,142	37,717,892,689
Securities service fees	4,655,520,827	25,974,767,438
Other fees	4,336,387,074	2,628,536,478
Long-term	6,030,077,736	15,031,084,236
Registration and depository agency fees	5,142,781,497	10,944,073,420
Bond holder representative fees	887,296,239	2,140,304,875
Other fees	-	1,946,705,941
Total	209,723,781,467	281,876,289,772

23. OTHER SHORT-TERM PAYABLES

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Payables to customers related to program of accumulation and redemption of securities trading points iXu	100,292,638,450	112,471,141,160
Other payables	18,848,376,181	9,399,477,831
Total	119,141,014,631	121,870,618,991

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24. LONG-TERM BONDS ISSUED

Code	Issuance date	Due date	Interest %	Closing balance VND	Opening balance VND
<i>Straight bonds</i>					
TCSCH2325002	04 July 2023	04 July 2025	9.4%	400,000,000,000	-
TCSCH2325001	05 June 2023	05 June 2025	10.5%	154,800,000,000	-
TCSCH2325003	17 July 2023	17 July 2025	9.4%	300,000,000,000	-
TCSCH2126003	24 June 2021	24 June 2026	14.3%	3,226,200,000	277,682,700,000
TCSCH2124012	15 October 2021	15 October 2024	7.5%	30,409,700,000	112,355,500,000
TCSCH2124011	20 August 2021	20 August 2024	12.5%	22,159,000,000	453,254,200,000
TCSCH2124006	12 July 2021	12 July 2024	14.6%	17,855,800,000	179,138,500,000
TCSCH2124009	19 July 2021	19 July 2024	14.6%	14,483,000,000	174,699,800,000
TCSCH2124015	23 December 2021	23 December 2024	14.1%	9,467,500,000	13,676,000,000
TCSCH2124017	29 December 2021	29 November 2024	14.5%	1,500,000,000	1,500,000,000
TCSCH2126002	16 June 2021	16 June 2026	13.3%	692,000,000	170,301,400,000
TCSCH2124013	25 November 2021	25 November 2024	13.9%	28,500,000	28,500,000
TCSCH2123016	28 December 2021	28 December 2023	7.5%	-	20,002,000,000
TCSCH2123005	28 June 2021	28 June 2023	7.5%	-	300,000,000,000
Total				954,621,700,000	1,702,638,600,000
Add: Bond premium				1,219,376,646	5,995,944,957
Minus: Costs relating to the issue of bonds				-70,833,339	-
Book value				955,770,243,307	1,708,634,544,957

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

25. OWNER'S EQUITY

Changes in owner's equity

	Owners' capital contribution VND	Share premium VND	Difference from revaluation of assets at fair value VND	Charter capital supplementary reserve VND	Financial reserve VND	Undistributed profit VND	Total VND
Balance as at 01 January 2022	1,124,246,800,000	-	(1,965,148,867)	112,424,680,000	112,424,680,000	7,898,113,477,383	9,245,244,488,516
Profit after tax	-	-	-	-	-	2,426,664,091,883	2,426,664,091,883
Share issuance following Employee Stock Ownership Plan under Resolution No. 011510/21/NQ-DHDCD-TCBS dated 15 October 2021 and Resolution No. 010712/21/NQ-DHDCD-TCBS dated 07 December 2021	1,893,900,000	-	-	-	-	-	1,893,900,000
Dividends paid during the period according to Decision No.020501/22/QĐ-CTHDQT-TCBS dated 05 January 2022	-	-	-	-	-	(675,447,477,440)	(675,447,477,440)
Transferring charter capital supplementary reserve and financial reserve to undistributed profit according to Circular No.114/2021/TT-BTC	-	-	-	(112,424,680,000)	(112,424,680,000)	224,849,360,000	-
Appropriation to charity fund according to Report No.012206/2022/BC	-	-	-	-	-	(500,000,000)	(500,000,000)
Difference from revaluation of AFS financial assets	-	-	(8,596,795,059)	-	-	-	(8,596,795,059)
Balance as at 31 December 2022	1,126,140,700,000	-	(10,561,943,926)	-	-	9,873,679,451,826	10,989,258,207,900
Profit after tax	-	-	-	-	-	2,395,669,046,757	2,395,669,046,757
Share issuance following under Resolution No. 012308/22/NQ-DHDCD- TCBS dated 23 August 2022	863,500,000	-	-	-	-	-	863,500,000
Share issuance following under Resolution No. 041104/23/NQ-DHDCD- TCBS dated 11 April 2023	1,050,000,000,000	9,191,910,000,000	-	-	-	-	10,241,910,000,000
Difference from revaluation of AFS financial assets	-	-	(5,958,088,241)	-	-	-	(5,958,088,241)
Balance as at 31 December 2023	2,176,994,200,000	9,191,910,000,000	(16,520,032,167)	-	-	12,269,348,498,583	23,621,732,666,416

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as at 31 December 2023 and for the year then ended

26. GAIN/(LOSS) FROM FINANCIAL ASSETS AT FVTPL

No	Investment portfolio	Quantity Unit	Total proceeds VND	Weighted average cost at the end of transaction date VND	Gain/(Loss) from disposal in current year VND	Gain/(Loss) from disposal in prior year VND
I	GAIN					
1	Listed shares	30,000	912,000,000	910,500,000	1,500,000	3,136,813,631
2	Unlisted shares	150,000	484,596,470,000	450,000,000,000	34,596,470,000	84,543,522,657
3	Listed bonds	105,223,882	10,711,059,999,615	10,517,310,858,978	193,749,140,637	67,051,299,170
4	Government bonds	69,056,113	7,389,811,914,455	7,369,295,257,294	20,516,657,161	-
5	Unlisted bonds	754,928,903	111,097,843,879,936	109,813,034,576,519	1,284,809,303,417	737,164,556,750
6	Certificates of deposits	2,457,540	7,336,425,792,877	7,220,695,136,470	115,730,656,407	9,308,390,388
	Total gain	931,846,438	137,020,650,056,883	135,371,246,329,261	1,649,403,727,622	901,204,582,596
II	(LOSS)					
1	Listed shares	2,900	88,015,000	88,015,811	(811)	(760,408,888)
2	Listed bonds	13,883,505	1,391,697,836,354	1,403,756,535,412	(12,058,699,058)	(42,997,793,108)
3	Government bonds	81,750,000	8,839,203,900,000	8,859,234,318,252	(20,030,418,252)	(1,104,833,333)
4	Unlisted bonds	111,597,899	13,308,520,230,953	13,445,071,744,009	(136,551,513,056)	(148,725,159,187)
5	Certificates of deposits	350,563	3,040,036,413,500	3,048,674,169,754	(8,637,756,254)	(5,325,430,000)
	Total (loss)	207,584,867	26,579,546,395,807	26,756,824,783,238	(177,278,387,431)	(198,913,624,516)
	Total gain/(loss) from disposal of financial assets at FVTPL	1,139,431,305	163,600,196,452,690	162,128,071,112,499	1,472,125,340,191	702,290,958,080



NOTES TO THE FINANCIAL STATEMENTS (continued)
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27. GAIN FROM HELD-TO-MATURITY ("HTM") INVESTMENTS, LOANS AND RECEIVABLES, AVAILABLE-FOR-SALE ("AFS") FINANCIAL ASSETS

	<i>Current year VND</i>	<i>Prior year VND</i>
a. From HTM financial assets	42,491,805,310	18,529,621,544
- <i>Interests from term deposits</i>	<i>42,491,805,310</i>	<i>18,529,621,544</i>
b. From loans and receivables	1,602,447,022,922	1,502,853,415,354
c. From AFS financial assets	362,741,898,677	257,993,106,848
- <i>Share dividend</i>	<i>23,596,912,300</i>	<i>15,393,289</i>
- <i>Bond interest</i>	<i>346,016,432,951</i>	<i>250,263,253,287</i>
- <i>Interests from certificates of deposit</i>	<i>(6,871,446,574)</i>	<i>7,714,460,272</i>
Total	<u>2,007,680,726,909</u>	<u>1,779,376,143,746</u>

28. OPERATING EXPENSES

	<i>Current year VND</i>	<i>Prior year VND</i>
Expenses for securities brokerage activities	183,646,638,072	154,528,078,451
Expenses for securities underwriting activities and securities issuance agent services	208,000	274,074,074
Expenses for securities custodian activities	43,185,736,098	48,078,060,820
Provision for impairment of financial assets and doubtful debts	4,771,003,744	3,599,620
- <i>Provision for impairment of loan receivables</i>	<i>4,771,003,744</i>	<i>3,599,620</i>
Other operating expenses (i)	253,462,529,034	588,947,224,663
<i>In which:</i>		
- <i>Provision for receivables from services provided by the Company</i>	<i>132,000,000</i>	<i>266,750,000</i>
Total	<u>485,066,114,948</u>	<u>791,831,037,628</u>

- (i) Reflect expenses incurred by the Company regarding the following programs: accumulation and redemption of point for securities trading program, program of business development partners, program of community investment platform and other expenses.

29. FINANCIAL INCOME

	<i>Current year VND</i>	<i>Prior year VND</i>
Difference from foreign exchange rates	-	14,002,400,000
Interests from demand deposits	12,870,125,334	10,521,194,439
Other financial income	5,942,345,080	-
Total	<u>18,812,470,414</u>	<u>24,523,594,439</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

30. FINANCIAL EXPENSES

	Current year VND	Prior year VND
Difference from foreign exchange rates	-	1,400,000,000
Interest expenses	893,985,755,421	609,169,047,616
- Interest for issued bonds	93,409,821,867	273,816,742,673
- Interest for short-term borrowings	800,575,933,554	335,352,304,943
Other financial expenses (i)	187,658,191,452	127,840,968,697
Total	1,081,643,946,873	738,410,016,313

- (i) Reflect the Company's financial expenses including arrangement fees for loans, hedging costs for foreign currency loans and other financial expenses.

31. GENERAL AND ADMINISTRATIVE EXPENSES

	Current year VND	Prior year VND
Administrative employees' expenses	377,276,582,055	337,424,049,268
- Salary and other employee's benefits	365,873,725,740	328,144,740,022
- Social security, health insurance, unemployment insurance and trade union fee	11,402,856,315	9,279,309,246
Depreciation and amortisation expenses	22,954,477,706	22,646,115,484
Tax, fees and charges	10,158,333,561	12,955,215,491
Out-sourced expenses	81,233,581,636	98,395,736,269
Tools and supplies	4,265,265,721	4,476,888,553
Other expenses	4,323,763,747	4,535,208,809
Total	500,212,004,426	480,433,213,874

32. CORPORATE INCOME TAX

32.1 Corporate income tax ("CIT")

The corporate income tax expenses for the year are computed as below:

	Current year VND	Prior year VND
Profit before tax	3,028,297,410,899	3,057,657,087,640
- Adjustments to increase accounting profit	16,024,401,004	117,643,715,363
- Adjustments to decrease accounting profit	(23,596,912,300)	(18,535,458,617)
Estimated current taxable income	3,020,724,899,603	3,156,765,344,386
Corporate income tax rate	20%	20%
Estimated CIT expense	604,144,979,921	631,353,068,877
CIT adjustments in accordance with tax finalization of prior year and tax audit's result	31,688,264,422	331,826,866
Current CIT expenses	635,833,244,343	631,684,895,743
CIT payables at the beginning of the year	239,041,585,743	147,007,555,594
CIT paid in the year	(440,729,850,166)	(539,650,865,594)
CIT payables at the end of the year	434,144,979,920	239,041,585,743

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32. CORPORATE INCOME TAX (continued)

32.2 Deferred corporate income tax

Movement of deferred CIT assets during the year is as follows:

	Current year VND	Prior year VND
Deferred CIT assets		
Opening balance	20,791,943,497	17,950,844,746
Deferred CIT arising from the revaluation of financial assets at AFS	1,489,567,032	2,149,198,765
Deferred CIT arising from temporary deductible differences	3,204,880,201	691,899,986
Closing balance	25,486,390,730	20,791,943,497

33. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List of related parties with significant transactions and balances for the year are as follows:

<i>Lists of related parties</i>	<i>Relationship</i>
Vietnam Technological and Commercial Joint Stock Bank	Parent Bank
Techcom Capital Joint Stock Company	Subsidiary of the Parent Bank

During the year, the Company entered into the following significant transactions with its related parties:

<i>Related parties</i>	<i>Transactions</i>	Current year VND	Prior year VND
Vietnam Technological and Commercial Joint Stock Bank	Capital contribution	10,241,910,000,000	-
	Revenue from deposit interest	4,919,967,771	4,798,513,541
	Revenue from securities transactions	5,336,008,381	3,465,051,728
	Revenue from financial advisory services	-	12,000,000,000
	Revenue from issuance agency services	4,800,000,000	-
	Revenue from shareholder management	2,000,000,000	2,000,000,000
	Management fee and office rental expenses	(4,783,145,749)	(24,064,452,993)
	Dividends	-	(675,447,477,440)
	Other financial expenses	(75,376,018,693)	(66,765,747,573)
Techcom Capital Joint Stock Company	Revenue from brokerage services	54,058,437,119	132,267,553,367
	Revenue from securities depository services	19,915,134	12,859,897

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2023 and for the year then ended

33. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continued)

Significant related party balances as at the balance sheet date were as follows:

<i>Related parties</i>	<i>Balances</i>	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Vietnam Technological and Commercial Joint Stock Bank	Payment deposit	2,329,214,386,000	2,222,276,598,324
	Other payables	(989,550,351)	(5,330,923,357)
Techcom Capital Joint Stock Company	Receivables from brokerage services	1,772,080,761	7,249,287,925



Ms. Nguyen Thi Thanh Thuy
Preparer



Ms. Pham Thuy Van
Chief Accountant




Ms. Nguyen Thi Thu Hien
Chief Executive Officer

Hanoi, Vietnam

23 January 2024