Techcom Securities Joint Stock Company

Interim Financial Statements
for the six-month period ended
30/06/2026

Techcom Securities Joint Stock Company

CONTENTS

Techcom Securities Joint Stock Company

GENERAL INFORMATION

THE COMPANY

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

As at 30 June 2026, the total charter capital of the Company was VND27,738,968,030,000 according to the amended License No. 71/GPDC-UBCK granted by the State Securities Commission on 15 June 2026.

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

The Company's Head Office is located at 27th, 28th and 29th Floors, C5 D'Capitale Building, No. 119 Tran Duy Hung Street, Yen Hoa Ward, Hanoi, Vietnam.

BOARD OF DIRECTORS

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

Name	*Title*	*Appointment/Resignation date*
Mr. Nguyen Xuan Minh	Chairman	Appointed on 26 April 2023 for the term 2023-2028
Ms. Nguyen Thi Diu	Deputy Chairman	Appointed on 30 December 2024 for the term 2023-2028
	Independent member	Appointed on 24 December 2024 for the term 2023-2028
Ms. Nguyen Thi Thu Hien	Deputy Chairman	Appointed on 01 July 2026 for the term 2023-2028
	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 for the term 2023-2028

SUPERVISORY BOARD

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

Name	*Title*	*Appointment/Resignation date*
Mr. Dang Van Khai	Head of the Supervisory Board	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 for the term 2023-2028

GENERAL INFORMATION (continued)

BOARD OF MANAGEMENT

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

Name	*Title*	*Appointment/Resignation date*
Ms. Tran Thi Thu Trang	Acting Chief Executive Officer	Appointed on 01 July 2026
	Deputy Chief Executive Officer	Resigned on 01 July 2026
Ms. Nguyen Thi Thu Hien	Chief Executive Officer	Resigned on 01 July 2026
Ms. Pham Dieu Linh	Deputy Chief Executive Officer	Appointed on 10 October 2018
Ms. Bui Thi Thu Hang	Deputy Chief Executive Officer	Appointed on 15 August 2020
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
	Person in charge of Corporate Governance	Appointed on 18 September 2025
Mr. Nguyen Dang Minh	Deputy Chief Executive Officer	Appointed on 01 February 2025
Mr. Nguyen Tuan Anh	Deputy Chief Executive Officer and Hanoi Branch Director	Appointed on 01 April 2026
Ms. Quach Thuy Linh	Deputy Chief Executive Officer and Ho Chi Minh Branch Director	Appointed on 01 April 2026

LEGAL REPRESENTATIVE

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

Ms. Tran Thi Thu Trang, Acting Chief Executive Officer is authorised by Mr. Nguyen Xuan Minh to sign the accompanying financial statements in accordance with the Power of Attorney No. 010107/26/UQ-CTHDQT-TCBS dated 01 July 2026.

Techcom Securities Joint Stock Company

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Techcom Securities Joint Stock Company ("the Company") presents this report and the accompanying interim financial statements of the Company for the six-month period ended 30 June 2026.

THE BOARD OF MANAGEMENT'S RESPONSIBILITY FOR THE INTERIM FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for the interim financial statements for the six-month period ended 30 June 2026 which give a true and fair view of the interim financial position of the Company as at 30 June 2026, its interim results of operations, interim cash flows and interim changes in equity for the six-month period then ended. In preparing these interim financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements; and
- prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, with reasonable accuracy at all times and ensuring that the accounting records comply with the applied accounting system. The Board of Management is also responsible for safeguarding the assets of the Company and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing the accompanying interim financial statements.

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of the Company does hereby state that, in its opinion, the accompanying interim financial statements give a true and fair view of the interim financial position of the Company as at 30 June 2026, its interim results of operations, interim cash flows and interim changes in equity for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises, Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210") issued by the Ministry of Finance providing accounting guidance applicable to securities companies, and Circular No. 334/2016/TT-BTC dated 27 December 2016 ("Circular 334") issued by the Ministry of Finance amending, supplementing and replacing Appendix 02 and Appendix 04 of Circular 210, and the relevant statutory requirements applicable to interim financial reporting.

On behalf of the Board of Management

CÔNG TY CỔ PHẦN CHỨNG KHOÁN KỸ THƯƠNG

Ms. Tran Thi Thu Trang
Acting Chief Executive Officer

Hanoi, Vietnam

07 August 2026

KPMG Limited
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Pham Hung Street, Yen Hoa Ward,
Hanoi, Vietnam
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INTERIM FINANCIAL STATEMENTS REVIEW REPORT

To the Shareholders
Techcom Securities Joint Stock Company

We have reviewed the accompanying interim financial statements of Techcom Securities Joint Stock Company ("the Company"), which comprise the interim statement of financial position as at 30 June 2026, the interim statement of income, the interim statement of cash flows and the interim statement of changes in equity for the six-month period then ended, and the explanatory notes thereto which were authorized for issue by the Company's Board of Management on 07 August 2026, as set out on pages from 6 to 72.

The Board of Management's Responsibility

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises, Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210") issued by the Ministry of Finance providing accounting guidance applicable to securities companies, and Circular No. 334/2016/TT-BTC dated 27 December 2016 ("Circular 334") issued by the Ministry of Finance amending, supplementing and replacing Appendix 02 and Appendix 04 of Circular 210 and the relevant statutory requirements applicable to interim financial reporting, and for such internal control as the Board of Management determines is necessary to enable the preparation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – *Review of interim financial information performed by the independent auditor of the entity.*

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the financial position of Techcom Securities Joint Stock Company as at 30 June 2026 and of its results of operations and its cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises, Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210") issued by the Ministry of Finance providing accounting guidance applicable to securities companies, and Circular No. 334/2016/TT-BTC dated 27 December 2016 ("Circular 334") issued by the Ministry of Finance amending, supplementing and replacing Appendix 02 and Appendix 04 of Circular 210 and the relevant statutory requirements applicable to interim financial reporting.

Other Matter

The financial statements of the Company for the year ended 31 December 2025 and for the six-month period ended 30 June 2025 were audited and reviewed by another firm of auditors whose audit report dated 27 February 2026 and review report dated 21 July 2025 expressed an unqualified opinion and an unqualified conclusion on those statements, respectively.

KPMG Limited
Vietnam
Review Report No. 26-02-00136-26-1

CÔNG TY TNHH KPMG

Dam Xuan Lam	Le Nhat Vuong
Practicing Auditor Registration	Practicing Auditor Registration
Certificate No. 0861-2023-007-1	Certificate No. 3849-2022-007-1
Deputy General Director	

Hanoi, 07 August 2026

Techcom Securities Joint Stock Company

Form B01a-CTCK

INTERIM STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

ITEMS	*Code*	*Note*	*30/06/2026 VND*	*31/12/2025 VND*
A. CURRENT ASSETS (100 = 110 + 130)	**100**		**97,180,152,540,672**	**76,612,765,855,403**
I. Financial assets	**110**		**97,067,447,204,142**	**76,597,293,421,692**
1. Cash and cash equivalents	111	5	6,154,505,245,964	3,108,078,221,717
1.1. Cash	*111.1*		*6,154,505,245,964*	*3,108,078,221,717*
2. Financial assets measured at fair value through profit or loss ("FVTPL")	112	7.1	295,964,797,150	38,923,020,900
3. Held-to-maturity ("HTM") investments	113	7.3	1,588,198,577,180	3,657,418,739,619
4. Loans	114	7.4	51,522,435,194,856	43,859,732,477,143
5. Available-for-sale ("AFS") financial assets	115	7.2	34,558,372,365,730	25,218,442,812,696
6. Allowance for impairment of financial assets and collateral	116	8	(10,253,768,528)	(12,757,948,678)
7. Receivables	117	9	2,781,062,712,585	686,848,052,984
7.1. Receivables from sale of financial assets	*117.1*	*9*	*1,735,699,854,000*	*195,489,000*
7.2. Receivables and accruals from dividend and interest income of financial assets	*117.2*	*9*	*1,045,362,858,585*	*686,652,563,984*
7.2.1. Receivables for due dividend and interest income	*117.3*	*9*	*5,988,700,000*	*1,200,000*
7.2.2. Accruals for not yet due dividend and interest income	*117.4*	*9*	*1,039,374,158,585*	*686,651,363,984*
8. Advances to suppliers	118	9	6,790,687,225	5,729,878,954
9. Receivables from services provided by the Company	119	9	157,276,781,252	32,804,970,727
10. Other receivables	122	9	13,292,610,728	2,271,195,630
13. Allowance for impairment of receivables	129	9	(198,000,000)	(198,000,000)
II. Other current assets	**130**		**112,705,336,530**	**15,472,433,711**
1. Advances	131		368,600,000	410,200,000
2. Tools and supplies	132		1,627,420,000	1,640,794,000
3. Short-term prepaid expenses	133	15	110,694,665,172	13,408,458,353
4. Short-term deposits, collaterals, and pledges	134		14,651,358	12,981,358
B. NON-CURRENT ASSETS (200 = 210 + 220 + 240 + 250)	**200**		**3,411,907,280,610**	**4,019,491,143,606**
I. Long-term financial assets	**210**		**3,035,268,431,824**	**3,610,268,431,824**
2. Long-term investments	212		3,035,268,431,824	3,610,268,431,824
2.1. Held-to-maturity investments	*212.1*	*7.3*	-	*410,000,000,000*
2.4. Other long-term investments	*212.4*	*10*	*3,035,268,431,824*	*3,200,268,431,824*
II. Fixed assets	**220**		**103,445,113,819**	**107,181,206,706**
1. Tangible fixed assets	221	11	33,373,987,097	33,220,423,249
1.1. Cost	*222*		*134,206,292,060*	*126,797,126,020*
1.2. Accumulated depreciation	*223a*		*(100,832,304,963)*	*(93,576,702,771)*
3. Intangible fixed assets	227	12	70,071,126,722	73,960,783,457
3.1. Cost	*228*		*143,373,692,729*	*138,768,470,729*
3.2. Accumulated amortization	*229a*		*(73,302,566,007)*	*(64,807,687,272)*
IV. Construction in progress	**240**	**13**	**27,821,402,068**	**53,765,213,326**
V. Other long-term assets	**250**		**245,372,332,899**	**248,276,291,750**
1. Long-term deposits, collaterals, and pledges	251	14	173,109,481,800	183,408,219,803
2. Long-term prepaid expenses	252	15	13,281,981,916	16,980,000,795
3. Deferred tax assets	253	34	28,034,019,633	17,804,201,744
4. Deposits at Payment Support Fund	254	16	20,854,599,014	20,000,000,030
5. Other non-current assets	255	17	10,092,250,536	10,083,869,378
TOTAL ASSETS (270 = 100 + 200)	**270**		**100,592,059,821,282**	**80,632,256,999,009**

The accompanying notes are an integral part of these interim financial statements

INTERIM STATEMENT OF FINANCIAL POSITION
as at 30 June 2026 (continued)

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

ITEMS	*Code*	*Note*	*30/06/2026 VND*	*31/12/2025 VND*
C. LIABILITIES (300 = 310 + 340)	**300**		**54,809,609,915,262**	**36,532,676,815,634**
I. Current liabilities	**310**		**51,489,473,495,504**	**35,016,932,279,815**
1. Short-term borrowings and financial leases	311	18	48,116,836,647,405	31,079,695,096,211
1.1. Short-term borrowings	*312*		*48,116,836,647,405*	*31,079,695,096,211*
4. Short-term bonds issued	316	24	1,068,946,226,501	1,504,310,847,194
6. Payables for securities trading activities	318	19	134,533,283,705	51,121,802,352
8. Short-term trade payables	320		13,538,274,711	2,000,410,883
10. Taxes and other payables to the State Treasury	322	20	748,797,692,892	1,384,739,664,586
11. Payables to employees	323		143,614,372,893	231,830,280,548
12. Employee benefits	324		2,664,699,420	1,459,010,095
13. Short-term accrued expenses	325	21	636,655,677,530	265,828,841,247
15. Short-term unearned revenue	327	22	509,305,277,939	375,518,055,392
17. Other short-term payables	329	23	114,291,342,508	120,138,271,307
19. Bonus and welfare fund	331		290,000,000	290,000,000
II. Non-current liabilities	**340**		**3,320,136,419,758**	**1,515,744,535,819**
1. Long-term borrowings and financial leases	341	18	1,314,886,041,778	-
1.1. Long-term borrowings	*342*		*1,314,886,041,778*	-
4. Long-term bonds issued	346	24	2,000,000,000,000	1,509,970,833,337
9. Long-term unearned revenue	351	22	5,219,824,480	5,743,148,982
13. Investors' protection fund	355		30,553,500	30,553,500
D. OWNERS' EQUITY (400 = 410)	**400**		**45,782,449,906,020**	**44,099,580,183,375**
I. Owners' equity	**410**	**25**	**45,782,449,906,020**	**44,099,580,183,375**
1. Share capital	411		36,355,911,112,125	31,720,060,628,518
1.1. Owners' capital contribution	*411.1*		*27,738,968,030,000*	*23,113,080,210,000*
a. Ordinary shares with voting rights	*411.1 a*		*27,738,968,030,000*	*23,113,080,210,000*
1.2. Share premium	*411.2*		*8,606,980,418,518*	*8,606,980,418,518*
1.3. Options to convert loans into shares	*411.3*		*9,962,663,607*	-
2. Differences from revaluation of assets at fair value	412		(6,107,606,719)	7,475,370,203
7. Retained profit	417		9,432,646,400,614	12,372,044,184,654
7.1. Realised profit after tax	*417.1*		*9,408,032,062,368*	*12,347,939,323,386*
2.2. Unrealised profit	*417.2*		*24,614,338,246*	*24,104,861,268*
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**100,592,059,821,282**	**80,632,256,999,009**

The accompanying notes are an integral part of these interim financial statements

OFF-BALANCE SHEET ITEMS

ITEMS	*Code*	*Note*	*30/06/2026 VND*	*31/12/2025 VND*
A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS				
6. Outstanding shares (quantity)	006	25.2	2,773,896,803	2,311,308,021
8. Financial assets listed/registered for trading at Vietnam Securities Depository and Clearing Corporation ("VSDC") of the Company	008	26.1	25,479,978,420,000	22,556,742,060,000
9. Non-traded financial assets custodied at VSDC	009	26.2	6,001,773,240,000	2,720,000
10. Awaiting financial assets of the Company	010	26.3	17,904,000,000	1,860,100,000
12. Financial assets of the Company not yet custodied at VSDC	012	26.4	2,772,265,990,000	1,230,262,890,000
13. Covered warrant (quantity)	014		30,905,200	1,204,900
B. ASSETS AND PAYABLES ON ASSETS MANAGED UNDER COMMITMENTS WITH CUSTOMERS				
1. Financial assets of investors listed/registered for trading at VSDC	021	26.5	321,905,725,570,000	325,307,278,790,000
1.1 Unrestricted financial assets	*021.1*		*228,201,492,180,000*	*240,019,596,860,000*
1.2 Restricted financial assets	*021.2*		*1,414,039,620,000*	*1,467,945,100,000*
1.3 Mortgaged financial assets	*021.3*		*76,380,714,340,000*	*56,063,707,010,000*
1.4 Blocked financial assets	*021.4*		*15,036,072,530,000*	*26,601,662,760,000*
1.5 Financial assets awaiting settlement	*021.5*		*873,406,900,000*	*1,154,367,060,000*
2. Financial assets custodied of investors at VSDC but not yet traded	022	26.6	1,676,650,850,000	192,827,990,000
2.1 Unrestricted and non-traded financial assets custodied at VSDC	*022.1*		*1,542,280,290,000*	*174,185,350,000*
2.2 Restricted and non-traded financial assets custodied at VSDC	*022.2*		*17,856,800,000*	*18,642,640,000*
2.4 Blocked and non-traded financial assets deposited at VSDC	*022.4*		*116,513,760,000*	-
3. Financial assets of investors pending receipt	023	26.7	962,409,270,000	1,291,904,460,000
5. Financial assets of investors not yet custodied at VSDC	024.b	26.8	6,072,264,500,000	9,407,201,530,000
7. Investors' deposits	026	26.9	9,046,562,592,920	10,702,593,296,252
7.1. Investors' deposits for securities trading activities managed by the Company	*027*		*6,582,257,677,129*	*6,447,211,380,125*
In which: Investors' deposits for escrow at VSDC	*027.1*		*196,658,585,523*	*198,220,624,524*
7.3. Deposits for clearing and payment of securities transactions	*029*		*2,464,304,915,791*	*4,206,007,929,509*
- Domestic investors' deposits for clearing and payment of securities transactions	*029.1*		*2,464,112,702,491*	*4,204,858,774,509*
- Foreign investors' deposits for clearing and payment of securities transactions	*029.2*		*192,213,300*	*1,149,155,000*
7.4. Deposits of securities issuers	*030*		-	*49,373,986,618*

OFF-BALANCE SHEET ITEMS (continued)

ITEMS	*Code*	*Note*	*30/06/2026 VND*	*31/12/2025 VND*
B. ASSETS AND PAYABLES ON ASSETS MANAGED UNDER COMMITMENTS WITH CUSTOMERS (continued)				
8. Payables of investors - investors' deposits for securities trading activities managed by the Company	031	26.10	9,046,562,592,920	10,653,219,309,634
8.1. Payables to domestic investors for securities trading activities managed by the Company	*031.1*		*8,995,847,788,457*	*10,609,074,997,196*
8.2. Payables to foreign investors for securities trading activities managed by the Company	*031.2*		*50,714,804,463*	*44,144,312,438*
12. Dividend, bond principal and interest payables	035	26.11	-	49,373,986,618

CÔNG TY CỔ PHẦN CHỨNG KHOÁN KỸ THƯƠNG

Ms. Tran Thi Lan Anh	Ms. Pham Thuy Van	Ms. Tran Thi Thu Trang
Preparer	Chief Accountant	Acting Chief Executive Officer

Hanoi, 07 August 2026

Techcom Securities Joint Stock Company

Form B02a-CTCK

INTERIM STATEMENT OF INCOME
for the six-month period ended 30 June 2026

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

ITEMS	*Code*	*Note*	*Six-month period ended 30/06/2026 VND*	*Six-month period ended 30/06/2025 VND*
I. OPERATING INCOME				
1.1. Gain from financial assets at fair value through profit or loss ("FVTPL")	01		1,287,242,443,415	1,364,231,640,649
a. Gain from sale of financial assets measured at FVTPL	*01.1*	*27.1*	*1,260,807,109,934*	*1,361,242,941,060*
b. Upward revaluation differences of financial assets measured at FVTPL	*01.2*		*8,929,665,602*	*2,203,092,393*
c. Dividends and interest from financial assets measured at FVTPL	*01.3*	*27.2*	*7,491,928,400*	*29,714,800*
d. Downward revaluation differences of payables for outstanding warrants	*01.4*	*27.3*	*10,013,739,479*	*755,892,396*
1.2. Gain from held-to-maturity ("HTM") investments	02	27.2	70,499,704,897	73,428,319,484
1.3. Gain from loans and receivables	03	27.2	2,626,834,674,056	1,575,753,573,715
1.4. Gain from available-for-sale ("AFS") financial assets	04	27.2	633,620,709,930	240,433,579,433
1.6. Revenue from brokerage services	06		493,271,502,431	353,894,518,230
1.7. Revenue from underwriting and issuance agency services	07	28	1,214,605,734,504	856,569,923,344
1.9. Revenue from securities custody services	09		48,427,825,494	37,683,077,995
1.10. Revenue from securities financial consulting services	10		148,419,000,002	183,999,999,998
1.11. Other operating income	11		4,900,521,374	2,168,797,435
Total operating income (20 = 01 → 11)	**20**		**6,527,822,116,103**	**4,688,163,430,283**
II. OPERATING EXPENSES				
2.1. Loss from financial assets at fair value through profit or loss ("FVTPL")	21		500,174,975,750	84,802,120,255
a. Loss from disposal of financial assets measured at FVTPL	*21.1*	*27.1*	*476,358,306,832*	*83,237,581,109*
b. Downward revaluation differences of financial assets measured at FVTPL	*21.2*		*9,522,930,607*	*997,140,819*
c. Upward revaluation differences of payables for outstanding warrants	*21.4*	*27.2*	*14,293,738,311*	*567,398,327*
2.4. Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for borrowings	24	29	(2,504,180,150)	1,539,881,188
2.6. Expenses for securities trading	26		-	9,220,159
2.7. Expenses for brokerage services	27	29	210,188,627,908	129,697,121,246
2.10. Expenses for securities custody services	30	29	44,573,921,793	33,181,823,681
2.12. Other operating expenses	32	29	174,835,524,253	96,928,933,073
Total operating expenses (40 = 21 → 32)	**40**		**927,268,869,554**	**346,159,099,602**
III. FINANCIAL INCOME				
3.2. Dividend income and interest income from demand deposits	42		20,968,704,032	16,285,738,179
3.4. Other financial income	44		-	545,885,002
Total financial income (50 = 42 → 44)	**50**	**30**	**20,968,704,032**	**16,831,623,181**
IV. FINANCIAL EXPENSES				
4.1. Realised and unrealised foreign exchange differences	51		4,529,567,730	-
4.2. Interest expenses	52		1,577,692,329,679	899,423,299,947
4.5. Other financial expenses	55		182,714,772,077	129,914,817,347
Total financial expenses (60 = 51 → 55)	**60**	**31**	**1,764,936,669,486**	**1,029,338,117,294**

The accompanying notes are an integral part of these interim financial statements

INTERIM STATEMENT OF INCOME
for the six-month period ended 30 June 2026 (continued)

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

ITEMS	*Code*	*Note*	*Six-month period ended 30/06/2026 VND*	*Six-month period ended 30/06/2025 VND*
VI. GENERAL AND ADMINISTRATION EXPENSES	**62**	**32**	**301,284,080,192**	**285,687,148,128**
VII. OPERATING PROFIT (70 = 20 + 50 - 40 - 60 - 62)	**70**		**3,555,301,200,903**	**3,043,810,688,440**
VIII. OTHER INCOME AND EXPENSES				
8.1. Other income	71		49,746,462,429	42,308,039
8.2. Other expenses	72		49,666,973,006	907,279,948
Total other operating profit/(loss) (80 = 71 - 72)	**80**		**79,489,423**	**(864,971,909)**
IX. PROFIT BEFORE TAX (90 = 70 + 80)	**90**		**3,555,380,690,326**	**3,042,945,716,531**
9.1. Realised profit	91		3,560,253,954,163	3,041,551,270,888
9.2. Unrealised (loss)/profit	92		(4,873,263,837)	1,394,445,643
X. CORPORATE INCOME TAX ("CIT") EXPENSES	**100**		**715,853,656,366**	**612,220,993,126**
10.1. Current CIT expense	100.1	33	721,236,397,181	610,044,571,886
10.2. Deferred CIT (benefit)/expense	100.2	34	(5,382,740,815)	2,176,421,240
XI. PROFIT AFTER TAX (200 = 90 - 100)	**200**		**2,839,527,033,960**	**2,430,724,723,405**
XII. OTHER COMPREHENSIVE INCOME/(LOSS) AFTER TAX	**300**			
12.1. Loss from revaluation of AFS financial assets	301		(13,582,976,922)	(41,176,270,827)
Total other comprehensive income (400 = 301)	**400**		**(13,582,976,922)**	**(41,176,270,827)**
XIII. NET INCOME ATTRIBUTABLE TO ORDINARY SHAREHOLDERS	**500**			
13.1. Basic earnings per share (VND/share) (restated)	501	35	1,024.00	1,026.00

CÔNG TY CỔ PHẦN CHỨNG KHOÁN KỸ THƯƠNG

Ms. Tran Thi Lan Anh Preparer	Ms. Pham Thuy Van Chief Accountant	Ms. Tran Thi Thu Trang Acting Chief Executive Officer

Hanoi, 07 August 2026

INTERIM STATEMENT OF CASH FLOWS
for the six-month period ended 30 June 2026
(Indirect method)

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

ITEMS	*Code*	*Six-month period ended 30/06/2026 VND*	*Six-month period ended 30/06/2025 VND*
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	**01**	**3,555,380,690,326**	**3,042,945,716,531**
2. Adjustments for:	**02**	**554,113,181,618**	**331,764,249,426**
Depreciation and amortization	03	15,795,010,524	11,027,242,426
Provisions and allowance	04	-	16,500,000
Interest expenses	06	1,577,692,329,679	899,423,299,947
Accrued interest income	08	(1,039,374,158,585)	(578,702,792,947)
3. Increase in non-cash expenses	**10**	**21,312,488,768**	**3,104,420,334**
Loss from revaluation of financial assets at FVTPL	11	23,816,668,918	1,564,539,146
Allowance expense for loans	13	(2,504,180,150)	1,539,881,188
4. Decrease in non-cash income	**18**	**(18,943,405,081)**	**(2,958,984,789)**
Gain from revaluation of financial assets at FVTPL	19	(18,943,405,081)	(2,958,984,789)
Operating profit before changes in working capital	**30**	**4,111,862,955,631**	**3,374,855,401,502**
Increase in FVTPL financial assets	31	(261,915,040,087)	(32,509,552,757)
Decrease/(increase) in HTM investments	32	2,479,220,162,439	(68,573,331,719)
Increase in loans	33	(7,662,702,717,713)	(7,894,608,889,966)
Increase in AFS financial assets	34	(9,358,359,607,030)	(3,553,744,084,579)
Increase in receivables from sale of financial assets	35	(1,735,504,365,000)	-
Decrease in receivables and accruals from dividend and interest income of financial assets	36	680,663,863,984	539,116,047,979
(Increase)/decrease in receivables from services provided by the Company	37	(124,471,810,525)	49,152,198,361
Increase in other receivables	39	(12,082,223,369)	(227,139,288,159)
Decrease/(increase) in other assets	40	9,489,061,861	(2,920,987,688)
(Decrease)/increase in accrued expenses (excluding interest expenses)	41	(10,531,470,843)	18,383,561,694
(Increase)/decrease in prepaid expenses	42	(93,588,187,940)	3,102,960,824
Current corporate income tax paid	43	(1,336,032,246,159)	(899,623,062,726)
Interest expenses paid	44	(1,250,025,709,263)	(877,133,307,992)
Increase/(decrease) trade payables	45	11,537,863,828	(125,973,015,920)
Increase/(decrease) in employee benefits	46	1,205,689,325	(226,316,270)
(Decrease)/increase in tax and other payables to the State budget (excluding payments for CIT)	47	(21,146,122,716)	14,789,023,539
Decrease in payables to employees	48	(88,215,907,655)	(33,241,702,226)
Increase in other payables	50	363,405,064,348	112,184,691,932
Net cash flows from operating activities	**60**	**(14,297,190,746,884)**	**(9,604,109,654,171)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for additions to fixed assets and other assets	61	(35,785,929,930)	(34,517,693,618)
Proceeds from disposals of fixed assets, investment properties and other assets	62	49,670,823,551	-
Payments for investments in subsidiaries, joint ventures, associates and other investments	63	-	(10,249,480,890)
Collections from investments in subsidiaries, joint ventures, associates and other investments	64	165,000,000,000	-
Net cash flows from investing activities	**70**	**178,884,893,621**	**(44,767,174,508)**

INTERIM STATEMENT OF CASH FLOWS
for the six-month period ended 30 June 2026
(Indirect method - continued)

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

ITEMS	*Code*	*Note*	*Six-month period ended 30/06/2026 VND*	*Six-month period ended 30/06/2025 VND*
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from shares issued or capital contributed by owners	71		12,717,413,607	1,376,713,913,085
3. Proceeds from borrowings	73		70,284,591,013,341	39,197,088,457,949
- *Other borrowings*	*73.2*		*70,284,591,013,341*	*39,197,088,457,949*
4. Repayment of borrowings	74		(51,976,783,801,438)	(30,791,924,400,929)
- *Other borrowings*	*74.3*		*(51,976,783,801,438)*	*(30,791,924,400,929)*
5. Dividends and profits paid to owners	76		(1,155,791,748,000)	-
Net cash flows from financing activities	**80**		**17,164,732,877,510**	**9,781,877,970,105**
NET INFLOW IN CASH (90 = 60 + 70 + 80)	**90**		**3,046,427,024,247**	**133,001,141,426**
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	**101**	**5**	**3,108,078,221,717**	**2,864,601,041,636**
Cash	101.1		3,108,078,221,717	2,864,601,041,636
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD (103 = 90 + 101)	**103**	**5**	**6,154,505,245,964**	**2,997,602,183,062**
Cash	103.1		6,154,505,245,964	2,910,602,183,062
Cash equivalents	103.2		-	87,000,000,000

The accompanying notes are an integral part of these interim financial statements

INTERIM STATEMENT OF CASH FLOWS
for the six-month period ended 30 June 2026
(Indirect method - continued)

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

CASH FLOWS OF CUSTOMERS FROM BROKERAGE AND UNDERWRITING ACTIVITIES

ITEMS	*Code*	*Note*	*Six-month period ended 30/06/2026 VND*	*Six-month period ended 30/06/2025 VND*
I. Cash flows of customers from brokerage and underwriting activities				
1. Proceeds from sale of customers' securities	01		425,346,394,130,791	236,368,669,380,834
2. Payments for purchases of customers' securities	02		(504,520,596,849,999)	(283,648,749,764,863)
7. Receipts for settlement of customers' securities transactions	07		727,925,252,784,805	386,537,287,158,992
Investors' deposits at VSDC	07.1		(1,562,039,001)	51,342,628,405
8. Payments for securities transactions of customers	08		(650,318,479,638,921)	(337,409,738,523,096)
11. Payments of securities custody fees of customers	11		(37,665,104,389)	(28,656,868,286)
14. Receipts from securities issuers	14		94,211,378,226,870	62,430,663,446,849
15. Payments to securities issuers	15		(94,260,752,213,488)	(62,475,277,145,479)
Net (decrease)/increase in cash during the period	**20**		***(1,656,030,703,332)***	***1,825,540,313,356***
II. Cash and cash equivalents of customers at the beginning of the period	**30**		**10,702,593,296,252**	**10,024,246,349,048**
Cash at banks at the beginning of the period:	31		10,702,593,296,252	10,024,246,349,048
- Deposits of investors for securities transactions managed by securities companies	32		6,447,211,380,125	8,245,482,244,688
In which: Margin deposits from investors	*32.1*		*198,220,624,524*	*172,607,043,516*
- Deposits for clearing and payment of securities transactions	34		4,206,007,929,509	1,734,150,405,730
- Deposits of securities issuers	35		49,373,986,618	44,613,698,630
III. Cash and cash equivalents of customers at the end of the period (40 = 20 + 30)	**40**		**9,046,562,592,920**	**11,849,786,662,404**
Cash at banks at the end of the period:	41		9,046,562,592,920	11,849,786,662,404
- Deposits of investors for securities transactions managed by the securities company	42		6,582,257,677,129	8,952,421,177,072
In which: Margin deposits from investors	*42.1*		*196,658,585,523*	*223,949,671,921*
- Deposits for clearing and payment of securities transactions	44		2,464,304,915,791	2,897,365,485,332

CÔNG TY CỔ PHẦN CHỨNG KHOÁN KỸ THƯƠNG

Ms. Tran Thi Lan Anh Preparer Hanoi, 07 August 2026	Ms. Pham Thuy Van Chief Accountant	Ms. Tran Thi Thu Trang Acting Chief Executive Officer

Techcom Securities Joint Stock Company

Form B04a-CTCK

INTERIM STATEMENT OF CHANGES IN EQUITY
for the six-month period ended 30 June 2026

(Issued under Circular No. 334/2016/TT-BTC dated 27/12/2016 of the Ministry of Finance)

ITEMS	Notes	Opening balance		Increase/Decrease				Closing balance	
		1 January 2025	1 January 2026	Prior period		Current period		30 June 2025	30 June 2026
				Increase	Decrease	Increase	Decrease		
		VND	VND	VND	VND	VND	VND	VND	VND
A	B	1	2	3	4	5	6	7	8
I. CHANGES IN OWNERS' EQUITY									
1. Owners' capital contribution	25	19,613,221,200,000	23,113,080,210,000	1,188,359,010,000	-	4,625,887,820,000	-	20,801,580,210,000	27,738,968,030,000
2. Share premium	25	-	8,606,980,418,518	188,354,903,085	-	-	-	188,354,903,085	8,606,980,418,518
3. Options to correct loans into shares	25	-	-	-	-	9,962,663,607	-	-	9,962,663,607
4. Differences from revaluation of assets at fair value	25	(4,961,252,868)	7,475,370,203	13,303,166,329	(54,479,437,156)	42,995,501,481	(56,578,478,403)	(46,137,523,695)	(6,107,606,719)
5. Retained profit	25	6,688,712,329,546	12,372,044,184,654	2,432,901,144,645	(2,176,421,240)	2,844,400,297,797	(5,783,798,081,837)	9,119,437,052,951	9,432,646,400,614
5.1. Realised profit after tax		*6,665,324,621,285*	*12,347,939,323,386*	*2,431,506,699,002*	*-*	*2,839,017,556,982*	*(5,778,924,818,000)*	*9,096,831,320,287*	*9,408,032,062,368*
5.2. Unrealised profit		*23,387,708,261*	*24,104,861,268*	*1,394,445,643*	*(2,176,421,240)*	*5,382,740,815*	*(4,873,263,837)*	*22,605,732,664*	*24,614,338,246*
TOTAL		**26,296,972,276,678**	**44,099,580,183,375**	**3,822,918,224,059**	**(56,655,858,396)**	**7,523,246,282,885**	**(5,840,376,560,240)**	**30,063,234,642,341**	**45,782,449,906,020**
II. OTHER COMPREHENSIVE INCOME									
1. Gain/(loss) from revaluation of AFS financial assets		(4,961,252,868)	7,475,370,203	13,303,166,329	(54,479,437,156)	42,995,501,481	(56,578,478,403)	(46,137,523,695)	(6,107,606,719)
TOTAL		**(4,961,252,868)**	**7,475,370,203**	**13,303,166,329**	**(54,479,437,156)**	**42,995,501,481**	**(56,578,478,403)**	**(46,137,523,695)**	**(6,107,606,719)**

CÔNG TY CỔ PHẦN CHỨNG KHOÁN KỸ THƯƠNG
S.G.P: 125 - C.T.C.P
P. YÊN HÒA - T.P HÀ NỘI

Ms. Tran Thi Lan Anh
Preparer

Ms. Pham Thuy Van
Chief Accountant

Ms. Tran Thi Thu Trang
Acting Chief Executive Officer

Hanoi, 07 August 2026

The accompanying notes are an integral part of these interim financial statements

1. CORPORATE INFORMATION

Techcom Securities Joint Stock Company ("the Company") is a joint-stock company that was converted from Techcom Securities Company Limited under Decision No. 222/QD-UBCK dated 19 March 2018, and inherited all legal rights and interests, responsibilities for debts and other obligations of Techcom Securities Company Limited. Techcom Securities Joint Stock Company operates under Securities Business License No. 125/GP-UBCK issued by the State Securities Commission on 30 May 2018; and Joint Stock Company Enterprise Registration Certificate No. 0102935813 initially issued by Hanoi Department of Planning and Investment (now the Hanoi Department of Finance) on 30 May 2018, and most recently amended for the 14th time on 04 August 2026.

The Company's Head Office is located at 27th, 28th and 29th Floors, C5 D'Capitale Building, No. 119 Tran Duy Hung Street, Yen Hoa Ward, Hanoi, Vietnam.

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 30 June 2026 was 556 people (as at 31 December 2025: 588 people).

Main characteristics of the Company's operation

Capital and assets size

As at 30 June 2026, the charter capital of the Company was VND27,738,968,030,000, owners' equity was VND45,782,449,906,020 and total assets were VND100,592,059,821,282 (31/12/2025: charter capital of the Company was VND23,113,080,210,000, owners' equity was VND44,099,580,183,375 and total assets were VND80,632,256,999,009).

Operational objectives

The Company's mission is 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:

- A 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;
- A 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;
- A securities company is not allowed to use more than seventy percent (70%) of its owners' equity to invest in corporate bonds. A securities company, licensed to engage in self-trading activity, is allowed to trade listed bonds in accordance with relevant regulation on trading bonds;

1. CORPORATE INFORMATION (continued)

- Securities company must not by itself, or authorise another organisation or individuals to:
  - Invest in shares or contribute capital to companies that own more than fifty percent (50%) of the charter capital of the securities company, except for purchases of odd lots at the request of customers;
  - Make joint investment with a related person of five percent (5%) or more in the charter capital of another securities company;
  - Invest more than twenty percent (20%) in the total currently circulating shares or fund certificates of a listed 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.

List of company branches

- Techcom Securities Joint Stock Company - Ho Chi Minh Branch operates under Decision No. 609/QD-UBCK issued by the State Securities Commission on 16 July 2018 on approval of establishment of a securities company branch.
- Techcom Securities Joint Stock Company - Hanoi Branch operates under Decision No. 43/QD-UBCK issued by the State Securities Commission on 14 March 2025 on approval of establishment of a securities company branch.

2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

2.1 Applied accounting standards and accounting system

The financial statements of the Company are prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises, Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210") issued by the Ministry of Finance providing accounting guidance applicable to securities companies, and Circular No. 334/2016/TT-BTC dated 27 December 2016 issued by the Ministry of Finance amending, supplementing and replacing Appendix 02 and Appendix 04 of Circular 210.

Vietnamese Accounting Standards were issued by the Ministry of Finance under below decisions:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the issuance and promulgation of four Vietnamese Standards on Accounting (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the issuance and promulgation of six Vietnamese Standards on Accounting (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the issuance and promulgation of six Vietnamese Standards on Accounting (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the issuance and promulgation of six Vietnamese Standards on Accounting (Series 4);
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the issuance and promulgation of four Vietnamese Standards on Accounting (Series 5).

2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND ACCOUNTING PERIOD (continued)

2.1 *Applied accounting standards and accounting system* (continued)

The Vietnamese Accounting System for Enterprises issued by the Ministry of Finance under the following circulars:

- Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200") issued by the Ministry of Finance, providing guidance on the Accounting System for Enterprises; and Circular No. 53/2016/TT-BTC dated 21 March 2016 ("Circular 53"), amending and supplementing a number of articles of Circular 200.
- Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, providing guidance on the Accounting System for Enterprises ("Circular 99"). Circular 99 replaces Circular 200 and other circulars amending and supplementing Circular 200. Circular 99 is effective from 1 January 2026 and applicable for annual accounting periods beginning on or after 1 January 2026.

The Company has adopted the applicable requirements of Circular 99 effective from 1 January 2026 on a prospective basis, unless Circular 99 specifically stipulates otherwise. The impact of applying the applicable requirements of Circular 99 is immaterial to the interim financial statements for the six-month period ended 30 June 2026.

Other accounting guidance issued by Ministry of Finance under the following circulars:

- Circular 23/2018/TT-BTC dated 12 March 2018 on guidance for covered warrants accounting treatment which is applied for securities companies as issuers.

2.2 *Applied accounting documentation system*

The Company's registered accounting book form is the general journal voucher system.

2.3 *Accounting period*

The Company's annual accounting period is from 01 January to 31 December.

The accounting period of these interim financial statements is from 01 January 2026 to 30 June 2026.

2.4 *Accounting currency*

The Company's accounting currency is Vietnam Dong ("VND") which is also the currency used for financial statement preparation and presentation purposes.

3. STATEMENT OF COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND THE VIETNAMESE ACCOUNTING SYSTEM

The Board of Management of the Company confirms that the interim financial statements for the six-month period ended 30 June 2026 have been prepared in compliance with Vietnamese Accounting Standards, the Vietnamese Accounting System for Enterprises, Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210") issued by the Ministry of Finance providing accounting guidance applicable to securities companies, Circular No. 334/2016/TT-BTC dated 27 December 2016 ("Circular 334") issued by the Ministry of Finance amending, supplementing and replacing Appendix 02 and Appendix 04 to Circular 210, and the relevant statutory requirements applicable to interim financial reporting.

Accordingly, the accompanying statement of financial position, statement of income, statement of cash flows, statement of changes in equity and notes to the interim financial statements, and 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

The following significant accounting policies have been adopted by the Company in the preparation of these interim financial statements. The accounting policies that have been adopted by the Company in the preparation of these interim financial statements are consistent with those adopted in the preparation of the latest annual financial statements.

4.1 Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at banks and investments with an original maturity not exceeding three months, which are highly liquid, easily convertible into a known amount of cash, and subject to minimal 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.

4.2 Financial assets measured at fair value through profit/loss ("FVTPL")

Financial assets measured at 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 principally for the purpose of reselling/repurchasing in the short term;
- There is evidence of a recent pattern of short-term profit-taking; or
- It is a derivative (except for a 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 or 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 recognising gains or losses on a different basis; or
- 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.

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

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

Upward revaluation differences of financial asset measured at FVTPL in comparison with the prior period are recognised in the statement of income under *"Upward revaluation differences of financial assets measured at FVTPL"*. Downward revaluation differences of financial assets measured at FVTPL in comparison with the prior period are recognised in the statement of income under *"Downward revaluation differences of financial assets measured at FVTPL"*.

4.3 Held-to-maturity ("HTM") investments

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

a) Those that the Company, upon initial recognition, designates as at fair value through profit or loss;

b) Those that the Company designates as available-for-sale;

c) Those that satisfy the definition of loans and receivables.

Held-to-maturity investments are initially recognised at purchase price 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. Subsequent to initial recognition, HTM investments are measured at amortised cost using the effective interest rate ("EIR").

Amortised cost of HTM investments is initially measured at cost minus (-) principal repayments, plus (+) or minus (-) the accumulated amortisation using the EIR method of any difference between that initial amount and the maturity amount, and minus (-) any utilisation of provision for impairment or irrecoverable loss (if any).

The EIR method is a method of calculating the cost allocation on interest income or interest expense in the related period of an HTM investment 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 recognised under *"Receivables and accruals from dividend and interest income of financial assets"*.

HTM investments are subject to impairment assessment at the reporting date. Allowance 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, including the following data:

- Significant financial difficulty of the issuer or obligor;
- A breach of contract, such as a default or delinquency in interest or principal payments;
- The lender, for economic or legal reasons relating to the borrower's financial difficulty, granting to the borrower a concession that the lender would not otherwise consider;
- It becoming probable that the borrower will enter bankruptcy or other financial reorganisation;
- The disappearance of an active market for held-to-maturity investments because of financial difficulties;
- Observable data indicating that there is a measurable decrease in the estimated future cash flows from a group of held-to-maturity investments since the initial recognition of those assets, although the decrease cannot yet be identified with the individual financial assets in the group, including adverse changes in the payment status of borrowers in the group (for example, an increased number of delayed payments or an increased number of credit card borrowers who have reached their credit limits and are making only minimum monthly payments), or national or local economic conditions that correlate with defaults on the held-to-maturity investments in the group.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.3 *Held-to-maturity ("HTM") investments* (continued)

- The disappearance of an active market because an entity's equity instruments are not publicly traded is not evidence of impairment. Similarly, a downgrade of an entity's credit rating is not, of itself, evidence of impairment, although it may be evidence of impairment when considered together with other available information. In addition, a decline in the value of available-for-sale financial assets below cost or amortised cost is not necessarily evidence of impairment (for example, a decline in the value of an investment in a debt instrument resulting from an increase in the risk-free interest rate).
- Objective evidence of impairment for an investment in an equity instrument also includes information about significant adverse changes in the technological, market, economic or legal environment in which the issuer operates, indicating that the cost of the investment in the equity instrument may not be recoverable. A significant or prolonged decline in the fair value of an investment in an equity instrument below its cost is also considered objective evidence of impairment of the financial asset.
- In some circumstances, the data required to estimate an impairment loss on a held-to-maturity investment may be limited or may no longer be relevant to current conditions. For example, this may be the case when a borrower is experiencing financial difficulties and there is little historical data available relating to similar borrowers. In such circumstances, the securities company shall use its practical experience to estimate any impairment loss and shall also use such experience to adjust observable data relating to a group of financial assets to reflect current conditions. The use of reasonable estimates is an essential part of the preparation of financial statements and does not diminish their reliability.
- In many cases, identifying a single, discrete event that caused the impairment of held-to-maturity investments may not be possible because impairment may have resulted from the combined effect of several events. Future expected losses, no matter how likely, are not recognised.

When there is any evidence of impairment, the Company shall determine the amount of any impairment loss relating to this group of financial assets and recognise the impairment loss on held-to-maturity investments in the statement of comprehensive income under profit or loss. An allowance for an HTM investment is determined as the negative difference between its fair value and amortised cost at the assessment date. Any increase or decrease in the balance of provision is recognised in the statement of income under *"Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for borrowings".*

4.4 *Loans*

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 those which, upon initial recognition, the Company categorised as such recognised at fair value through profit or loss;

b) The amount categorised 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 categorised as available-for-sale.

Loans are initially recognised at cost. After initial recognition, loans are subsequently measured at amortised cost using the EIR method.

Amortised cost of loans is the amount at which the loans are measured at initial recognition minus (-) principal repayments, plus (+) or minus (-) the cumulative amortisation using the EIR method of any difference between that initial amount and the maturity amount, and minus (-) any reduction for impairment or irrecoverable loss (if any).

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 Loans (continued)

Loans are subject to an assessment of impairment at the reporting date. Allowance made for loans is based on estimated losses, calculated as the difference between the market value of securities used as collateral for loans and the balance of such loans. Any increase/decrease in the balance of allowance is recognized in the statement of income under *"Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for borrowings"*.

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

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

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 recognised at fair value through profit or loss.

Available-for-sale (AFS) financial assets are initially recognised at purchase prices (for unlisted securities of the securities issuers) or at the transaction matching price of securities on the stock exchanges (for listed securities). The cost of AFS financial assets includes all directly related costs incurred in acquiring these financial assets, such as brokerage fees, transaction fees and banking fees. After initial recognition, AFS financial assets are subsequently measured at fair value.

Difference arising from the revaluation of AFS financial assets in comparison with the prior period is recognised under *"Gain/(loss) from revaluation of AFS financial assets"* in Other comprehensive income in the statement of income.

As at the end of accounting period, the Company assessed whether there is any objective evidence that an AFS financial asset is impaired. Any increase or decrease in the allowance balance is recognized in the statement of income under *"Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for borrowings"*.

- 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 period in which the fair value has been below its original cost. When any evidence of impairment exists, allowance 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, allowance is determined as the difference between fair value and amortised cost at the assessment date.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 Fair value/market value of financial assets

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

- For securities listed (except for bonds) on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, market value is the closing price on the most recent trading day up to the end of the accounting period.
- For unlisted securities registered for trading on the Unlisted Public Company Market ("Upcom") and state-owned enterprises equitised through public offering, market value is the average reference price within the last 30 transaction days as announced by the Stock Exchange before the end of the accounting period. In case there is no transaction within 30 days before the end of the accounting period, market value is the book value at the end of the accounting period.
- For listed securities which are not traded in 30 days before the end of the accounting period or are cancelled or suspended from trading, market value is the book value at the date of the end of the accounting period.
- For corporate bonds listed and registered for trading, market value is the nearest transaction price at the Stock Exchange within 10 days before the end of the accounting period. If there are no transaction in 10 days before the end of the accounting period, market value is the book value at the end of the accounting period.
- For Government bonds, market value is the most recent trading price at the Stock Exchange within 10 days up to the end of the accounting period. In case there is no transactions within 10 days before the end of the accounting period, market value is the book value at the end of the accounting period.
- For securities which do not have reference price from the above sources, fair value is determined in accordance with the valuation methodology prescribed in the Company's Valuation Manual.

For the purpose of determining CIT taxable profit, the tax bases for financial assets are determined by cost minus (-) allowance for diminution in value. Accordingly, market value of securities for allowance purpose is determined in accordance with Circular No. 48/2019/TT-BTC ("Circular 48") issued by the Ministry of Finance on 08 August 2019, providing guidance on the establishment and utilisation of allowances for inventories, allowances for investment losses, allowances for doubtful receivables, and provisions for product, goods, service and construction warranty obligations, and Circular No. 24/2022/TT-BTC amending and supplementing a number of articles of Circular 48.

4.7 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 recognised as the

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 Derecognition of financial assets (continued)

Company's asset. In that case, the Company also recognises 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.

4.8 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 is recognised under *"Difference from revaluation of assets at fair value"* will be recognised as corresponding income or expenses at the date of reclassification of AFS financial assets for selling purpose.

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 is recognized under "*Difference from revaluation of assets at fair value*" in owners' equity.

4.9 Long-term financial investments

Equity investments in other entities

Investments in equity instruments of other entities are initially recognised at cost, including purchase prices and transaction costs which are directly attributable to the purchase.

Allowance for diminution in the value of investments in other entities are made when there is certain evidence that there is a decline in the value of these investments at the end of the accounting period. An increase or decrease in the balance of the allowance account is charged to "Allowance expenses for diminution in the value of long-term financial investments " in the period.

4.10 Receivables

Receivables are initially recorded at cost less allowance and subsequently stated at cost.

Allowance for receivables is made based on their overdue aging or estimated loss arising from debts not yet due but the debtor is in bankruptcy, filing for bankruptcy; 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 *"Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets and interest expenses for borrowings"* and *"Other operating expenses"* in the statement of income.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.10 *Receivables* (continued)

The Company has made allowance 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:

Overdue period	*Provision rate*
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%

4.11 *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 statement of income as incurred.

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

4.12 *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 statement of income 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 statement of income.

4.13 *Depreciation and amortization*

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

	Years
Machines and equipment	03 - 07
Software	03 - 06

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.14 Construction in progress

Properties in the course of construction or development for business operations are carried at cost, including costs that are necessary to bring the assets to the condition necessary for the intended use in accordance with the Company's accounting policies. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.15 Lease payments

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

4.16 Prepaid expenses

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

4.17 Bonds issued

The Company issued ordinary bonds for long-term borrowing purposes.

The 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.

Discounts, premiums and issuance costs are amortised to expenses in the statement of income on a straight-line basis.

4.18 Covered warrants

A covered warrant is a type of security with underlying assets issued by the Company, which allows holders the right to purchase underlying securities from the issuer at a predetermined price (exercise price) and at a predetermined time (maturity date); or receive a cash payment equal to the difference between the exercise price and the settlement price at maturity date.

Upon distribution of the covered warrants, the Company recognises a liability in respect of the covered warrants under "Payables for securities trading activities", and simultaneously maintains an off-balance-sheet record of the number of covered warrants approved for issuance but not yet outstanding.

At the end of the accounting period, the Company revaluates outstanding covered warrants at fair value. If the market price of such warrants decreases, the difference is recognised under "Gain from financial assets at fair value through profit or loss ("FVTPL")" (detailed as "Downward revaluation differences of payables for outstanding warrants"). If the market price of outstanding warrants increases, the difference is recorded under "Loss from financial assets at fair value through profit or loss ("FVTPL")" (detailed as "Upward revaluation differences of payables for outstanding warrants").

The Company maintains detailed records of hedging instruments for call covered warrants. At the end of the accounting period, fair value of the underlying securities used for hedging purposes is revalued and recognised similarly to the revaluation of financial assets through profit or loss ("FVTPL").

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Accrued expenses

Accrued expenses are recognised when the Company has a present obligation as a result of goods or services received, whether or not billed to the Company. Accrued expenses are measured at the Board of Management's best estimate of the expenditure required to settle the obligation as at the end of accounting period.

4.20 Employee benefits

4.20.1 Pension allowances

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. The Company's social insurance contributions are recognised as expenses when incurred.

4.20.2 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. Severance allowances are recognised as expenses in the period in which they are paid by the Company.

4.20.3 Unemployment insurance

According to Article 33 of the Employment Law No. 74/2025/QH15 taking effect from 01 January 2026 and the Government's Decree No. 374/2025/NĐ-CP dated 31 December 2025 detailing the implementation of some Employment Law's articles on unemployment insurance, the Company is obliged to contribute unemployment insurance at a 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. Unemployment insurance contributions are recognised as expenses when incurred.

4.21 Foreign currency transactions

Transactions denominated in currencies other than the Company's accounting currency (VND) are translated at the exchange rates quoted by commercial banks at the transaction dates. At the end of the accounting period, monetary items denominated in foreign currencies, except for those for which foreign exchange risk has been hedged using financial instruments, are retranslated as follows:

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.22 Unearned revenue

Unearned revenue is the amount of revenue received in advance related to one or more accounting periods for the services that have not been provided. The Company recognizes unearned revenues corresponding to the portion of obligations that the Company will have to fulfill in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the statement of income for the period corresponding to the portion satisfying such revenue recognition conditions.

4.23 Revenue recognition

Revenue from brokerage services

Brokerage service revenue is recognised when the transaction has been completed.

Income from securities trading

Income from securities trading is determined based on the difference between the selling price and the weighted average cost of securities, and is recognised when the Company receives the trade matching notification for proprietary securities trading transactions from the Vietnam Securities Depository and Clearing Corporation (for listed securities) and when the asset transfer agreement has been completed (for unlisted securities).

Interest income

Revenue is recognised on accrual basis taking into account the outstanding principal balance and the applicable interest rate unless the collectability is in doubt.

Dividend income

Dividend income from shares that have been registered and centrally deposited with the Vietnam Securities Depository and Clearing Corporation (VSDC) is recognised on the record date. Dividend income from shares that have not been registered with VSDC is recognised when the right to receive the dividend is established. Share dividends are not recognised as financial income. Dividends received which are attributable to the period before investment acquisition date are deducted from the carrying amount of the investment.

Other revenues from rendered services

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

4.24 Borrowing expenses

Borrowing expense includes interest expenses and other expenses which are directly attributable to the Company's borrowings. Borrowing expense is recognised in the statement of income in the period when incurred unless they are capitalised.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.25 Convertible loans

A convertible loan is a loan that may be converted into a fixed number of ordinary shares at the option of the lender.

Upon initial recognition, the liability component of the convertible loan is determined by discounting the nominal value of future payments (including principal and interest) to present value using a market borrowing rate that is most appropriate to the Company's business characteristics. The equity component of the convertible loan is determined as the difference between the total proceeds received from the convertible loan and the value of the liability component of the convertible loan at initial recognition.

Subsequent to initial recognition, the liability component of the convertible loan is adjusted by increasing its carrying amount for the difference between interest expense calculated using the contractual interest rate and interest expense calculated using the market borrowing rate that is most appropriate to the Company's business characteristics.

When the lender exercises the conversion option, the Company derecognises the liability component of the convertible loan and increases owners' equity corresponding to the par value of the additional shares issued. Any excess of the carrying amount of the liability component of the convertible loan over the par value of the additional shares issued is recognised as share premium.

At the maturity date of the loan, if the lender does not exercise the conversion option, the liability component of the loan is reduced by the amount of principal repaid, and the value of the conversion option component is transferred to share premium. The value of the share option component of the convertible loan, which is currently recognised in equity, is transferred to share premium upon conversion and remains within equity regardless of whether the lender exercises the conversion option into shares.

4.26 Cost of securities sold

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

4.27 Corporate income tax

Current income tax

Current income tax assets and liabilities for the current and prior period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of accounting period.

Current income tax is recognised to the statement of income, 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.

Deferred income tax

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.27 Corporate income tax (continued)

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 the end of the accounting period and reduced to extent that sufficient taxable profits will be available to allow all or part of the deferred income tax assets to be recovered. Previously unrecognised deferred income tax assets are reassessed at the end of the accounting period 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 period when the asset is realized, or the liability is settled based on tax rates and tax laws that have been enacted at the end of the accounting period. Deferred tax is recorded to the statement of income, 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

Retained profit

Retained profit comprises realised and unrealised profit after tax.

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

Realised profit during the period is the difference between total revenue and income, and total expenses in the statement of income of the Company, except for gain or loss from revaluation of financial assets recognised in unrealised profit.

Reserves

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.29 Profit distribution

Options to convert loans into shares

Options to convert loans into shares is measured as the residual amount, being the difference between the gross proceeds received from the issuance of the convertible loan and the fair value of the debt component of the convertible loan at initial recognition.

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

Dividend payable

Dividends payable are recognised at the date when the General Meeting of Shareholders of the Company resolved to distribute dividends to shareholders.

4.30 Earnings per share

Earnings per share is calculated by dividing the net profit after tax attributable to ordinary shareholders of the Company by the weighted average number of outstanding ordinary shares in issue during the period. Profit after tax attributable to ordinary shareholders of the Company for the period is calculated as profit after tax after deduction for appropriation to the bonus and welfare fund during the period. Other comprehensive income is not included in the net profit after tax to calculate the earnings per share, as detailed guidance is currently unavailable.

Diluted earnings per share is calculated by dividing the profit after tax attributable to the ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period, adjusted for the weighted average number of potential ordinary shares. Potential ordinary shares that have a dilutive effect are determined independently for each reporting period.

4.31 Segment reporting

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Company's primary format for segment reporting is based on business segments.

4.32 Nil balances

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

4.33 Changes in accounting estimates

In preparing the annual financial statements and interim financial statements, the Board of Management makes certain accounting estimates. Actual results may differ from those accounting estimates. The accounting estimates applied by the Company in the preparation of these interim financial statements have not changed significantly from those applied in the preparation of the most recent annual financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.34 Changes in the Company's structure

There were no significant changes in the Company's structure during the six-month period ended 30 June 2026.

4.35 Unusual items

There were no unusual items during the six-month period ended 30 June 2026.

4.36 Seasonal or cyclical factors

The Company's interim financial statements are not affected by seasonal or cyclical factors.

4.37 Comparative information

Comparative information in these interim financial statements is presented as corresponding figures. Under this method, comparative information for the prior period/year is included as an integral part of the current period financial statements and are intended to be read only in relation to the amounts and other disclosures relating to the current period. Accordingly, the comparative information included in these interim financial statements is not intended to present the Company's financial position, results of operations or cash flows for the prior period.

5. CASH AND CASH EQUIVALENTS

	30/06/2026 *VND*	*31/12/2025* *VND*
Cash at banks	6,154,505,245,964	3,108,078,221,717

6. TRADING VALUE AND VOLUME DURING THE PERIOD

	Six-month period ended 30/06/2026	
	Volume of trading during the period (Unit)	*Value of trading during the period (VND)*
Of the Company	**1,435,319,492**	**331,876,666,948,872**
- Shares	133,157,302	4,245,728,470,000
- Bonds	1,079,824,290	327,196,181,687,181
- Others	222,337,900	434,756,791,691
Of investors	**22,290,900,356**	**1,458,540,115,367,280**
- Shares	20,154,471,365	608,008,480,164,070
- Corporate bonds	204,923,779	316,979,541,166,700
- Others	1,931,505,212	533,552,094,036,506
Total	**23,726,219,848**	**1,790,416,782,316,150**

	Six-month period ended 30/06/2025	
	Volume of trading during the period (Unit)	*Value of trading during the period (VND)*
Of the Company	**818,154,114**	**172,409,092,305,961**
- Shares	71,574,168	1,938,045,994,713
- Bonds	708,684,746	167,088,040,392,520
- Others	37,895,200	3,383,005,918,728
Of investors	**19,556,972,310**	**1,019,271,815,301,487**
- Shares	17,412,346,432	374,822,785,491,078
- Corporate bonds	155,927,085	269,999,406,207,158
- Others	1,988,698,793	374,449,623,603,251
Total	**20,375,126,424**	**1,191,680,907,607,448**

7. FINANCIAL ASSETS

Concepts of financial assets

Historical cost

Historical 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 a financial asset might or might not be included in the historical cost of the financial asset, depending on the category in which the financial asset is classified.

7. FINANCIAL ASSETS (continued)

Fair value/market value

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.

Fair value/market value of securities is determined using the method described in *Note 4.6*.

Amortised cost

Amortised cost of a financial investment (which is a 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 irrecoverable loss (if any).

For presentation purposes, allowance for diminution in value or irrecoverable loss of financial assets is recognized in *"Allowance for impairment of financial assets and collaterals"* in the statement of financial position.

Carrying amount

Carrying amount of a financial asset is the amount at which the financial asset is recognised 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 amortised cost (for HTM investments and loans), depending on the category in which the financial asset is classified.

7.1 Financial assets measured at fair value through profit or loss ("FVTPL")

	30/06/2026	
	Cost VND	*Fair value VND*
Listed shares (excluding listed shares for hedging of covered warrants)	5,766,084,987	5,952,769,600
Listed shares for hedging of covered warrants	276,518,726,166	274,731,527,550
Fund certificates	13,594,967,190	15,060,000,000
Covered warrants	549,500,000	220,500,000
Total	**296,429,278,343**	**295,964,797,150**

	31/12/2025	
	Cost VND	*Fair value VND*
Listed shares (excluding listed shares for hedging of covered warrants)	5,700,979,912	5,836,764,300
Listed shares for hedging of covered warrants	19,169,289,986	18,586,256,600
Fund certificates	13,594,967,190	14,500,000,000
Total	**38,465,237,088**	**38,923,020,900**

7. FINANCIAL ASSETS (continued)

7.2 *Available-for-sale ("AFS") financial assets*

	30/06/2026	
	Cost VND	*Fair value VND*
Listed shares	2,339,336	15,207,450
Unlisted shares	3,968,594	3,968,594
Listed bonds	2,510,344,945,330	2,512,962,050,567
Unlisted corporate bonds	29,479,716,972,939	29,466,510,710,040
Certificates of deposit (i)	2,570,427,872,765	2,570,427,872,765
Fund certificates	5,511,000,000	8,452,556,314
Total	**34,566,007,098,964**	**34,558,372,365,730**

	31/12/2025	
	Cost VND	*Fair value VND*
Listed shares	2,453,179	17,123,850
Unlisted shares	1,701,003,854,751	1,701,003,854,751
Listed bonds	2,970,980,099,738	2,979,305,396,147
Unlisted corporate bonds	20,328,838,593,888	20,328,838,593,888
Certificates of deposit (i)	201,311,490,400	201,311,490,400
Fund certificates	5,511,000,000	7,966,353,660
Total	**25,207,647,491,956**	**25,218,442,812,696**

(i) As at 30 June 2026, the Company pledged a number of certificates of deposit with a cost of VND1,000,000,000,000 (31/12/2025: Nil) to secure certain short-term borrowings of the Company(*Note 18*).

7.3 *Held to maturity ("HTM") investments*

	30/06/2026 Cost VND	*31/12/2025 Cost VND*
Term deposits with original term of more than 03 months and remaining term not exceeding 12 months (i)	1,588,198,577,180	3,657,418,739,619
Term deposits with remaining term exceeding 12 months	-	410,000,000,000
Total	**1,588,198,577,180**	**4,067,418,739,619**

(i) As at 30 June 2026, the Company pledged a number of term deposits with a carrying amount of VND400,000,000,000 (31 December 2025: VND1,614,098,575,976) to secure certain short-term borrowings (*Note 18*), and term deposits with a carrying amount of VND1,198,577,180 (31/12/2025: VND1,151,122,547) to secure the Company's credit card payment obligations. In addition, the Company had placed term deposits with a carrying amount of VND210,000,000,000 (31/12/2025: VND225,000,000,000) as collateral for payment obligations relating to covered warrants issued by the Company (*Note 19*).

7. FINANCIAL ASSETS (continued)

7.4 Loans

	30/06/2026	
	Cost VND	*Fair value VND*
Margin loans (i)	51,043,232,067,722	51,032,978,299,194
Loans from advances to investors (ii)	479,203,127,134	479,203,127,134
Total	**51,522,435,194,856**	**51,512,181,426,328**

	31/12/2025	
	Cost VND	*Fair value VND*
Margin loans (i)	43,162,734,820,966	43,149,976,872,288
Loans from advances to investors (ii)	696,997,656,177	696,997,656,177
Total	**43,859,732,477,143**	**43,846,974,528,465**

(i) Securities of investors participating in margin loan transactions are held by the Company as collaterals for the investors' margin loans from the Company.

(ii) Representing receivables relating to advances to investors against proceeds from the sale of shares during the period pending receipt of such proceeds.

7.5 *Changes in the market value of financial assets measured at fair value through profit or loss (FVTPL)*

	30/06/2026				31/12/2025			
		Valuation differences				Valuation differences		
	Purchase price/Cost	*Upward differences*	*Downward differences*	*Market value/ Fair value*	*Purchase price/Cost*	*Upward differences*	*Downward differences*	*Market value/ Fair value*
	VND	*VND*	*VND*	*VND*	*VND*	*VND*	*VND*	*VND*
Listed shares (excluding listed shares for hedging of covered warrants)	5,766,084,987	665,102,441	(478,417,828)	5,952,769,600	5,700,979,912	546,189,311	(410,404,923)	5,836,764,300
Listed shares for hedging of covered warrants	276,518,726,166	2,673,572,517	(4,460,771,133)	274,731,527,550	19,169,289,986	60,543,517	(643,576,903)	18,586,256,600
Fund certificates	13,594,967,190	1,465,032,810	-	15,060,000,000	13,594,967,190	905,032,810	-	14,500,000,000
Covered warrants	549,500,000	-	(329,000,000)	220,500,000	-	-	-	-
Total	**296,429,278,343**	**4,803,707,768**	**(5,268,188,961)**	**295,964,797,150**	**38,465,237,088**	**1,511,765,638**	**(1,053,981,826)**	**38,923,020,900**

7.6 *Changes in market values of AFS financial assets*

	30/06/2026				*31/12/2025*			
		Valuation differences				*Valuation differences*		
	Purchase price/Cost	*Upward differences*	*Downward differences*	*Market value/ Fair value*	*Purchase price/Cost*	*Upward differences*	*Downward differences*	*Market value/ Fair value*
	VND	*VND*	*VND*	*VND*	*VND*	*VND*	*VND*	*VND*
Listed shares	2,339,336	13,298,114	(430,000)	15,207,450	2,453,179	15,202,714	(532,043)	17,123,850
Unlisted shares	3,968,594	-	-	3,968,594	1,701,003,854,751	-	-	1,701,003,854,751
Listed bonds	2,510,344,945,330	9,532,902,651	(6,915,797,414)	2,512,962,050,567	2,970,980,099,738	8,966,200,075	(640,903,666)	2,979,305,396,147
Unlisted corporate bonds	29,479,716,972,939	26,220,286,024	(39,426,548,923)	29,466,510,710,040	20,328,838,593,888	-	-	20,328,838,593,888
Certificates of deposit	2,570,427,872,765	-	-	2,570,427,872,765	201,311,490,400	-	-	201,311,490,400
Fund certificates	5,511,000,000	2,941,556,314	-	8,452,556,314	5,511,000,000	2,455,353,660	-	7,966,353,660
Total	**34,566,007,098,964**	**38,708,043,103**	**(46,342,776,337)**	**34,558,372,365,730**	**25,207,647,491,956**	**11,436,756,449**	**(641,435,709)**	**25,218,442,812,696**

8. ALLOWANCE FOR IMPAIRMENT OF FINANCIAL ASSETS AND COLLATERALS

	30/06/2026 VND	*31/12/2025 VND*
Allowance for impairment of loans	10,253,768,528	12,757,948,678

Movements in allowance for impairment of loans during the period were as follows:

	Six-month period ended 30/06/2026	*Six-month period ended 30/06/2025*
Opening balance	12,757,948,678	10,806,072,274
Allowance (reversed)/made during the period (Note 28)	(2,504,180,150)	1,539,881,188
Closing balance	**10,253,768,528**	**12,345,953,462**

9. RECEIVABLES

	30/06/2026 VND	*31/12/2025 VND*
a. Receivables from sale of financial assets	**1,735,699,854,000**	**195,489,000**
b. Receivables and accruals from dividend and interest income of financial assets	**1,045,362,858,585**	**686,652,563,984**
- Receivables for due dividend and interest income	5,988,700,000	1,200,000
- Accruals for dividend and interest income not yet due	1,039,374,158,585	686,651,363,984
Accrued interest from deposits, certificates of deposit	*82,034,320,162*	*113,210,291,947*
Accrued interest from bonds	*277,737,291,045*	*146,864,472,631*
Accrued interest from margin loans	*679,602,547,378*	*426,576,599,406*
c. Advances to suppliers	**6,790,687,225**	**5,729,878,954**
d. Receivables from services provided by the Company	**157,276,781,252**	**32,804,970,727**
- Receivables from brokerage services	9,630,596,259	11,122,381,024
- Receivables from securities custody services	6,299,451,936	6,283,049,609
- Receivables from underwriting and issuance agency services	140,286,850,358	12,358,250,000
- Receivables from financial consulting services	880,000,000	639,108,800
- Receivables from other services	179,882,699	2,402,181,294
e. Other receivables	**13,292,610,728**	**2,271,195,630**
- Receivables from securities trading activities	12,857,790,398	1,912,963,952
- Other receivables	434,820,330	358,231,678
f. Allowance for impairment of receivables	**(198,000,000)**	**(198,000,000)**
Total	**2,958,224,791,790**	**727,456,098,295**

10. OTHER LONG-TERM INVESTMENTS

	30/06/2026			*31/12/2025*		
	Proportion of ownership	*Proportion of voting power held*	*Cost VND*	*Proportion of ownership*	*Proportion of voting power held*	*Cost VND*
Hung Yen Urban Investment and Development Joint Stock Company	8.20%	8.20%	2,026,827,000,000	8.20%	8.20%	2,026,827,000,000
NewCo Investment and Development Joint Stock Company	9.90%	9.90%	1,006,604,775,000	9.90%	9.90%	1,006,604,775,000
Techcom Crypto Exchange Joint Stock Company	0.29%	0.29%	297,000,000	0.29%	0.29%	297,000,000
WealthTech Innovations Joint Stock Company	0.50%	0.50%	1,539,656,824	0.50%	0.50%	1,539,656,824
Tokenbay Investment and Technology Joint Stock Company			-	10.99%	0.00%	165,000,000,000
Total			**3,035,268,431,824**			**3,200,268,431,824**

11. TANGIBLE FIXED ASSETS

	Machines and equipment	
	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Cost		
Opening balance	126,797,126,020	117,475,687,200
Additions during the period	7,453,695,637	4,722,162,700
Disposals	(44,529,597)	-
Closing balance	**134,206,292,060**	**122,197,849,900**
Accumulated depreciation		
Opening balance	93,576,702,771	77,482,131,423
Charge for the period	7,293,352,595	7,787,298,802
Disposals	(37,750,403)	-
Closing balance	**100,832,304,963**	**85,269,430,225**
Net book value		
Opening balance	**33,220,423,249**	**39,993,555,777**
Closing balance	**33,373,987,097**	**36,928,419,675**

12. INTANGIBLE FIXED ASSETS

	Software	
	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Cost		
Opening balance	138,768,470,729	66,775,606,490
Additions during the period	4,605,222,000	-
Transfers from construction in progress	49,325,892,632	23,454,236,223
Disposals	(49,325,892,632)	-
Closing balance	**143,373,692,729**	**90,229,842,713**
Accumulated amortisation		
Opening balance	64,807,687,272	56,028,422,577
Charge for the period	8,494,878,735	3,239,943,624
Closing balance	**73,302,566,007**	**59,268,366,201**
Net book value		
Opening balance	**73,960,783,457**	**10,747,183,913**
Closing balance	**70,071,126,722**	**30,961,476,512**

13. CONSTRUCTION IN PROGRESS

	30/06/2026 VND	*31/12/2025 VND*
System implementation costs	27,821,402,068	53,765,213,326

14. DEPOSITS, COLLATERALS AND PLEDGES

	30/06/2026 VND	*31/12/2025 VND*
Official rental deposits	173,102,481,800	183,296,219,803
Other deposits, collaterals and pledges	7,000,000	112,000,000
Total	**173,109,481,800**	**183,408,219,803**

15. PREPAID EXPENSES

	30/06/2026 VND	*31/12/2025 VND*
Short-term	**110,694,665,172**	**13,408,458,353**
Prepaid service fees	5,233,040,939	9,138,656,142
Costs related to foreign borrowings	105,461,624,233	4,269,802,211
Long-term	**13,281,981,916**	**16,980,000,795**
Tools and supplies issued for consumption	3,986,331,619	4,265,006,570
Prepaid service fees	8,350,535,968	12,714,994,225
Expenses related to foreign borrowings	945,114,329	-
Total	**123,976,647,088**	**30,388,459,148**

16. DEPOSITS AT PAYMENT SUPPORT FUND

	30/06/2026 VND	*31/12/2025 VND*
Initial payments	120,000,000	120,000,000
Accumulated additional payments	17,969,613,710	17,969,613,710
Distributed interest	2,764,985,304	1,910,386,320
Total	**20,854,599,014**	**20,000,000,030**

Deposits at Payment Support Fund represent the amounts deposited at Vietnam Securities Depository and Clearing Corporation ("VSDC").

According to Decision No. 40/QD-HDTV dated 29 April 2025 issued by VSDC, the Company is required to deposit an initial amount of VND 120 million at VSDC and annually contribute an additional 0.01% of the total brokerage securities value of the previous year, but not exceeding VND 2.5 billion per annum. The maximum contribution limit to the Deposits at Payment Support Fund is VND 20 billion, applicable to depository members that are securities companies engaged in securities trading and brokerage activities.

17. OTHER LONG-TERM ASSETS

These represent payments to the derivatives transaction clearing fund. According to the regulations on management and usage of derivative securities transaction clearing funds issued with Decision No. 28/QD-VSD dated 16 April 2025 issued by the Vietnam Securities Depository and Clearing Corporation, the initial minimum contribution is VND 10 billion, applying for direct clearing members.

	30/06/2026 VND	*31/12/2025 VND*
Payments to the derivatives transaction clearing fund		
- *Initial payments*	*10,000,000,000*	*10,000,000,000*
- *Amortised interest*	*92,250,536*	*83,869,378*
Total	**10,092,250,536**	**10,083,869,378**

18. BORROWINGS

	31/12/2025 VND	Increase during the period VND	Decrease during the period VND	30/06/2026 VND
Short-term borrowings in USD (i)	**8,456,650,000,000**	**17,199,968,000,000**	**3,504,650,000,000**	**22,151,968,000,000**
Syndicated loan (Taipei Fubon Commercial Bank Co., Ltd. as Agent)	-	12,854,578,000,000	-	12,854,578,000,000
Syndicated loans (Cathay United Bank as Agent)	5,869,600,000,000	135,850,000,000	-	6,005,450,000,000
Others	2,587,050,000,000	4,209,540,000,000	3,504,650,000,000	3,291,940,000,000
Short-term borrowings in VND (ii)	**22,623,045,096,211**	**49,877,039,152,632**	**46,535,215,601,438**	**25,964,868,647,405**
Vietnam Maritime Commercial Joint Stock Bank	1,950,000,000,000	5,950,000,000,000	4,400,000,000,000	3,500,000,000,000
Vietnam International Commercial Joint Stock Bank	2,975,000,000,000	2,925,000,000,000	2,500,000,000,000	3,400,000,000,000
Others	17,698,045,096,211	41,002,039,152,632	39,635,215,601,438	19,064,868,647,405
Total short-term borrowings	**31,079,695,096,211**	**67,077,007,152,632**	**50,039,865,601,438**	**48,116,836,647,405**
Long-term borrowings in USD	-	**1,314,886,041,778**	-	**1,314,886,041,778**
Deutsche Investitions - und Entwicklungsgesellschaft mbH(iii)	-	1,314,886,041,778	-	1,314,886,041,778
Total long-term borrowings	-	**1,314,886,041,778**	-	**1,314,886,041,778**
Total	**31,079,695,096,211**	**68,391,893,194,410**	**50,039,865,601,438**	**49,431,722,689,183**

(i) The short-term borrowings in USD were obtained for the purpose of supplementing the Company's working capital and for other purposes of the Company, bearing interest at rates ranging from 5.90% p.a. to 10.05% p.a. (31/12/2025: 6.5% p.a. to 8.1% p.a.). The Company has entered into foreign exchange derivative contracts with Vietnam Technological and Commercial Joint Stock Bank and other commercial banks to hedge foreign exchange risk.

(ii) The short-term borrowings in VND were obtained for the purpose of supplementing the Company's working capital and for other purposes of the Company, bearing interest at rates ranging from 4.5% p.a. to 9.3% per annum (31/12/2025: 3.8% p.a. to 8.5% p.a.).

(iii) This represents a convertible loan from Deutsche Investitions- und Entwicklungsgesellschaft mbH ("DEG") with a principal amount of USD50,000,000, a term of five years and an interest rate of 2.25% p.a. Under the convertible loan agreement, DEG has the option to convert the entire loan into shares of the Company at a conversion ratio specified in the agreement. If the event of non-conversion, the Company will be required to pay an additional interest expense, which is intended to ensure that the interest rate is 6.5% p.a. over the term of the loan. The Company has also entered into foreign exchange derivative contracts with Vietnam Technological and Commercial Joint Stock Bank to hedge foreign exchange risk.

19. PAYABLES FOR SECURITIES TRADING ACTIVITIES

	30/06/2026 VND	*31/12/2025 VND*
Payables to the Stock Exchanges	29,906,178,349	37,659,221,495
Payables to the Vietnam Securities Depository and Clearing Corporation	6,043,448,356	7,040,667,857
Payables for outstanding covered warrants (i)	96,256,671,000	4,094,927,000
Other payables	2,326,986,000	2,326,986,000
Total	**134,533,283,705**	**51,121,802,352**

(i) The Company issues covered warrants under the Certificates of Registration for Covered Warrant Offerings granted by the State Securities Commission of Vietnam. Details of the covered warrants issued by the Company were as follows:

	30/06/2026		*31/12/2025*	
	Number of warrants allowed to issue	*Number of outstanding warrants*	*Number of warrants allowed to issue*	*Number of outstanding warrants*
FPT/TCBS/C/EU/12M/CASH/24-01	-	-	1,000,000	1,000,000
HPG/TCBS/C/EU/12M/CASH/24-01	-	-	1,500,000	1,499,000
MBB/TCBS/C/EU/12M/CASH/24-01	-	-	1,500,000	296,100
ACB/TCBS/C/EU/9M/CASH/02	2,000,000	1,158,500	-	-
ACB/TCBS/C/EU/12M/CASH/02	2,000,000	254,300	-	-
FPT/TCBS/C/EU/9M/CASH/02	5,000,000	4,999,900	-	-
FPT/TCBS/C/EU/12M/CASH/02	5,000,000	1,635,800	-	-
HPG/TCBS/C/EU/9M/CASH/02	8,000,000	3,707,200	-	-
HPG/TCBS/C/EU/12M/CASH/02	8,000,000	1,227,300	-	-
MBB/TCBS/C/EU/9M/CASH/02	4,000,000	1,012,400	-	-
MBB/TCBS/C/EU/12M/CASH/02	4,000,000	3,008,700	-	-
MWG/TCBS/C/EU/9M/CASH/02	4,000,000	3,990,900	-	-
MWG/TCBS/C/EU/12M/CASH/02	4,000,000	3,998,600	-	-
STB/TCBS/C/EU/9M/CASH/02	4,000,000	242,300	-	-
STB/TCBS/C/EU/12M/CASH/02	4,000,000	149,300	-	-
VHM/TCBS/C/EU/9M/CASH/02	4,000,000	3,993,300	-	-
VHM/TCBS/C/EU/12M/CASH/02	4,000,000	3,998,500	-	-
VPB/TCBS/C/EU/9M/CASH/02	3,000,000	2,706,400	-	-
VPB/TCBS/C/EU/12M/CASH/02	3,000,000	1,011,400	-	-
	68,000,000	**37,094,800**	**4,000,000**	**2,795,100**

20. TAXES AND OTHER PAYABLES TO THE STATE TREASURY

Movements of taxes and other payables to the State Treasury for the six-month period ended 30 June 2026 were as follows:

No	*Items*	*31/12/2025 VND*	*Payable amount VND*	*Paid amount VND*	*30/06/2026 VND*
1	Corporate income tax	1,250,766,807,176	721,236,397,181	(1,336,032,246,159)	635,970,958,198
2	Personal income tax	123,809,164,515	732,719,744,509	(747,665,372,806)	108,863,536,218
	- *Personal income tax*	*4,925,071,731*	*54,135,648,242*	*(50,380,610,767)*	*8,680,109,206*
	- *Personal income tax payable on behalf of investors*	*118,884,092,784*	*678,584,096,267*	*(697,284,762,039)*	*100,183,427,012*
3	Value added tax	2,241,697,156	12,669,858,363	(12,861,900,087)	2,049,655,432
4	Other taxes	7,921,995,739	27,142,053,746	(33,150,506,441)	1,913,543,044
	- *Withholding tax*	*7,921,995,739*	*26,866,565,324*	*(32,875,018,019)*	*1,913,543,044*
	- *Other taxes and fees*	-	*275,488,422*	*(275,488,422)*	-
	Total	**1,384,739,664,586**	**1,493,768,053,799**	**(2,129,710,025,493)**	**748,797,692,892**

20. TAXES AND OTHER PAYABLES TO THE STATE TREASURY

Movements of taxes and other payables to the State Treasury for the six-month period ended 30 June 2025 were as follows:

No	*Items*	*31/12/2024 VND*	*Payable amount VND*	*Paid amount VND*	*30/06/2025 VND*
1	Corporate income tax	797,532,244,491	610,044,571,886	(899,623,062,726)	507,953,753,651
2	Personal income tax	71,608,560,165	508,241,326,430	(495,088,191,525)	84,761,695,070
	- Personal income tax	*3,686,187,698*	*52,700,451,879*	*(51,786,943,404)*	*4,599,696,173*
	- Personal income tax payable on behalf of investors	*67,922,372,467*	*455,540,874,551*	*(443,301,248,121)*	*80,161,998,897*
3	Value added tax	(1,466,720,537)	306,929,999	-	(1,159,790,538)
4	Other taxes	10,773,604,151	29,454,357,415	(28,125,398,780)	12,102,562,786
	- License tax	-	*3,000,000*	*(3,000,000)*	-
	- Withholding tax	*10,773,604,151*	*29,220,129,393*	*(27,891,170,758)*	*12,102,562,786*
	- Other taxes and fees	-	*231,228,022*	*(231,228,022)*	-
	Total	**878,447,688,270**	**1,148,047,185,730**	**(1,422,836,653,031)**	**603,658,220,969**

21. SHORT-TERM ACCRUED EXPENSES

	30/06/2026 VND	*31/12/2025 VND*
Accrued interest expense	576,721,975,828	183,923,392,305
Accrued bond interest expense	37,735,059,199	49,175,335,596
Other accrued expenses	22,198,642,503	32,730,113,346
Total	**636,655,677,530**	**265,828,841,247**

22. UNEARNED REVENUE

	30/06/2026 VND	*31/12/2025 VND*
Short-term	**509,305,277,939**	**375,518,055,392**
Registration and custody fees	466,716,493,396	349,440,303,629
Bond holder representative fees	42,538,783,851	25,927,751,164
Other fees	50,000,692	150,000,599
Long-term	**5,219,824,480**	**5,743,148,982**
Registration and custody fees	5,129,930,883	5,627,177,571
Bond holder representative fees	89,893,597	115,971,411
Total	**514,525,102,419**	**381,261,204,374**

23. OTHER SHORT-TERM PAYABLES

	30/06/2026 VND	*31/12/2025 VND*
Payables to customers related to program of accumulation and redemption of securities trading points	107,825,821,283	105,621,660,853
Other payables	6,465,521,225	14,516,610,454
Total	**114,291,342,508**	**120,138,271,307**

24. BONDS ISSUED

	30/06/2026 *VND*	*31/12/2025* *VND*
Short-term bonds issued	1,068,946,226,501	1,504,310,847,194
Long-term bonds issued	2,000,000,000,000	1,509,970,833,337
Total	**3,068,946,226,501**	**3,014,281,680,531**

Details of outstanding short-term and long-term bonds issued as at the reporting date are as follows:

Bond code	*Interest rate*	*Issuance date*	*Due date*	*30/06/2026* *VND*
a. Short – term				
TCX12503	8.100%	10/06/2025	10/07/2026	500,000,000,000
TCX12504	8.625%	25/12/2025	25/03/2027	67,000,000,000
TCX12506	8.625%	31/12/2025	31/03/2027	500,000,000,000
Par value				1,067,000,000,000
Add: Premium				1,946,226,501
Carrying amount				**1,068,946,226,501**
b. Long – term				
TCX12501	7.875%	04/04/2025	04/04/2028	500,000,000,000
TCX12502	8.400%	12/05/2025	12/05/2028	500,000,000,000
TCXPO2628001	8.000%	01/04/2026	01/04/2028	1,000,000,000,000
Par value/Carrying amount				**2.000.000.000.000**

24. BONDS ISSUED (continued)

Bond code	*Interest rate*	*Issuance date*	*Due date*	*31/12/2025 VND*
a. Short – term				
TCSCH2126002	9.80%	16/06/2021	16/06/2026	692,000,000
TCSCH2126003	10.80%	24/06/2021	24/06/2026	3,226,200,000
TCXCH2426004	7.90%	29/07/2024	29/01/2026	500,000,000,000
TCXCH2426005	7.90%	08/08/2024	08/02/2026	500,000,000,000
TCX12503	6.88%	10/06/2025	10/07/2026	500,000,000,000
Par value				1,503,918,200,000
Add: Premium				392,647,194
Carrying amount				**1,504,310,847,194**
b. Long – term				
TCX12501	7.18%	04/04/2025	04/04/2028	500,000,000,000
TCX12502	7.18%	12/05/2025	12/05/2028	500,000,000,000
TCX12504	8.00%	25/12/2025	25/03/2027	500,000,000,000
TCX12505	8.00%	31/12/2025	31/03/2027	5,000,000,000
TCX12506	8.00%	31/12/2025	30/06/2028	5,000,000,000
Par value				1,510,000,000,000
Deduct: Issuance cost				(29,166,663)
Carrying amount				**1,509,970,833,337**

25. OWNERS' EQUITY

25.1 *Changes in owners' equity*

	Owners' capital contribution VND	*Share premium VND*	*Convertible loans option VND*	*Difference from revaluation of assets at fair value VND*	*Undistributed profit VND*	*Total VND*
Balance as at 01 January 2026	**23,113,080,210,000**	**8,606,980,418,518**	-	**7,475,370,203**	**12,372,044,184,654**	**44,099,580,183,375**
Profit after tax	-	-	-	-	2,839,527,033,960	2,839,527,033,960
Issuance of shares under the employee stock option plan (i)	2,754,750,000	-	-	-	-	2,754,750,000
Issuance of shares for the 2024 dividend distribution (ii)	4,623,133,070,000	-	-	-	(4,623,133,070,000)	-
Cash dividend distribution (iii)	-	-	-	-	(1,155,791,748,000)	(1,155,791,748,000)
Options to convert loans into shares	-	-	9,962,663,607	-	-	9,962,663,607
Difference from revaluation of AFS financial assets	-	-	-	(13,582,976,922)	-	(13,582,976,922)
Balance as at 30 June 2026	**27,738,968,030,000**	**8,606,980,418,518**	**9,962,663,607**	**(6,107,606,719)**	**9,432,646,400,614**	**45,782,449,906,020**
Balance as at 01 January 2025	**19,613,221,200,000**	-	-	**(4,961,252,868)**	**6,688,712,329,546**	**26,296,972,276,678**
Profit after tax	-	-	-	-	2,430,724,723,405	2,430,724,723,405
Private issuance of shares	1,188,359,010,000	188,354,903,085	-	-	-	1,376,713,913,085
Difference from revaluation of AFS financial assets	-	-	-	(41,176,270,827)	-	(41,176,270,827)
Balance as at 30 June 2025	**20,801,580,210,000**	**188,354,903,085**	-	**(46,137,523,695)**	**9,119,437,052,951**	**30,063,234,642,341**

(i) The Company completed the issuance of shares under the employee stock option plan in accordance with Resolution No. 011201/26/NQ-HĐQT-TCBS issued by the Board of Directors on 12 January 2026.

(ii) The Company completed the issuance of shares for the 2024 dividend distribution in accordance with Resolution No. 012804/26/NQ-HĐQT-TCBS issued by the Board of Directors on 28 April 2026. The number of shares registered for issuance was 462,316,699 shares. Shareholders holding 05 shares as at the record date for entitlement to the dividend were entitled to receive 01 new share. The total number of shares actually issued was 462,313,307 shares.

(iii) The Company completed the payment of dividends in accordance with Resolution No. 022503/26/NQ-HĐQT-TCBS issued by the Board of Directors on 25 March 2026. The dividend payment ratio was 5% per share (VND500 per share), calculated based on the total number of shares outstanding as at the record date for entitlement, 8 April 2026.

25.2 Shares

	30/06/2026 Shares	*31/12/2025 Shares*
Number of shares authorised for issuance	**2,773,896,803**	**2,311,308,021**
Number of shares issued	**2,773,896,803**	**2,311,308,021**
Number of shares issued and fully paid	2,773,896,803	2,311,308,021
Ordinary shares	*2,773,896,803*	*2,311,308,021*
Number of shares in circulation	**2,773,896,803**	**2,311,308,021**
Ordinary shares	*2,773,896,803*	*2,311,308,021*

26. DISCLOSURE ON OFF-BALANCE SHEET ITEMS

26.1 Financial assets listed/registered for trading at Vietnam Securities Depository and Clearing Corporation ("VSDC") of the Company

	30/06/2026 VND	*31/12/2025 VND*
Unrestricted financial assets	25,474,921,420,000	22,556,466,360,000
Financial assets awaiting settlement	5,057,000,000	275,700,000
Total	**25,479,978,420,000**	**22,556,742,060,000**

26.2 Non-traded financial assets custodied at VSDC

	30/06/2026 VND	*31/12/2025 VND*
Unrestricted and non-traded financial assets deposited at VSDC	6,001,773,240,000	2,720,000

26.3 Awaiting financial assets of the Company

	30/06/2026 VND	*31/12/2025 VND*
Bonds	-	1,497,100,000
Stock	5,090,000,000	352,000,000
Warrants	12,814,000,000	11,000,000
Total	**17,904,000,000**	**1,860,100,000**

26. DISCLOSURE ON OFF-BALANCE SHEET ITEMS (continued)

26.4 *Financial assets of the Company not yet custodied at VSDC*

	30/06/2026 VND	*31/12/2025 VND*
Shares	229,881,030,000	1,024,877,930,000
Fund certificates	5,384,960,000	5,384,960,000
Certificates of deposit	2,537,000,000,000	200,000,000,000
Total	**2,772,265,990,000**	**1,230,262,890,000**

26.5 *Financial assets of investors listed/registered for trading at VSDC*

	30/06/2026 VND	*31/12/2025 VND*
Unrestricted financial assets	228,201,492,180,000	240,019,596,860,000
Restricted financial assets	1,414,039,620,000	1,467,945,100,000
Mortgaged financial assets	76,380,714,340,000	56,063,707,010,000
Blocked financial assets	15,036,072,530,000	26,601,662,760,000
Financial assets awaiting settlement	873,406,900,000	1,154,367,060,000
Total	**321,905,725,570,000**	**325,307,278,790,000**

26.6 *Financial assets deposited of investors custodied at VSDC but not yet traded*

	30/06/2026 VND	*31/12/2025 VND*
Unrestricted and non-traded financial assets custodied at VSDC	1,542,280,290,000	174,185,350,000
Restricted and non-traded financial assets custodied at VSDC	17,856,800,000	18,642,640,000
Blocked and non-traded financial assets custodied at VSDC	116,513,760,000	-
Total	**1,676,650,850,000**	**192,827,990,000**

26. DISCLOSURE ON OFF-BALANCE SHEET ITEMS (continued)

26.7 Financial assets of investors pending receipt

	30/06/2026 VND	*31/12/2025* VND
Bonds	1,208,900,000	107,913,100,000
Shares	960,044,030,000	1,181,231,130,000
Fund certificates	1,156,340,000	1,026,230,000
Warrants	-	1,734,000,000
Total	**962,409,270,000**	**1,291,904,460,000**

26.8 Financial assets of investors not yet custodied at VSDC

	30/06/2026 VND	*31/12/2025* VND
Bonds	1,035,000,000,000	2,085,000,000,000
Fund certificates	5,037,264,500,000	7,322,201,530,000
Total	**6,072,264,500,000**	**9,407,201,530,000**

26.9 Investors' deposits

	30/06/2026 VND	*31/12/2025* VND
Investors' deposits for securities trading activities managed by the Company	6,582,257,677,129	6,447,211,380,125
Domestic investors' deposits for securities trading activities managed by the Company	*6,531,735,085,966*	*6,404,216,222,687*
Foreign investors' deposits for securities trading activities managed by the Company	*50,522,591,163*	*42,995,157,438*
Of which:		
Investors' margin deposits at VSDC	196,658,585,523	198,220,624,524
Domestic investors' margin deposits at VSDC	*195,974,159,403*	*197,536,198,404*
Foreign investors' margin deposits at VSDC	*684,426,120*	*684,426,120*
Investors' deposits for clearing and settlement of securities transactions	2,464,304,915,791	4,206,007,929,509
Domestic investors' deposits for clearing and settlement of securities transactions	*2,464,112,702,491*	*4,204,858,774,509*
Foreign investors' deposits for clearing and settlement of securities transactions	*192,213,300*	*1,149,155,000*
Deposits for payment of principal, interest and dividend of the Issuer	-	49,373,986,618
Total	**9,046,562,592,920**	**10,702,593,296,252**

26. DISCLOSURE ON OFF-BALANCE SHEET ITEMS (continued)

26.10 Payables of investors - investors' deposits for securities trading activities managed by the Company

	30/06/2026 VND	*31/12/2025 VND*
Payables of investors - investors' deposits for securities trading activities managed by the Company		
- *Domestic investors*	*8,995,847,788,457*	*10,609,074,997,196*
- *Foreign investors*	*50,714,804,463*	*44,144,312,438*
Total	**9,046,562,592,920**	**10,653,219,309,634**

26.11 Dividend, bond principal and interest payables

	30/06/2026 VND	*31/12/2025 VND*
Deposits for payment of principal, interest and dividend of the issuer	-	49,373,986,618

26.12 Payable for services to the Company

	30/06/2026 VND	*31/12/2025 VND*
Payables for brokerage services *(Note 9)*	9,630,596,259	11,122,381,024
Payables for securities custody services *(Note 9)*	6,299,451,936	6,283,049,609
Total	**15,930,048,195**	**17,405,430,633**

26.13 Payables for financing services to the Company

	30/06/2026 VND	*31/12/2025 VND*
Payables for margin activities	**51,722,834,615,100**	**43,589,311,420,372**
Payables for principal of margin activities *(Note 7.4)*	51,043,232,067,722	43,162,734,820,966
- *Payables for principal of margin activities of domestic investors*	*51,043,232,067,722*	*43,162,734,820,966*
Payables for interest of margin activities *(Note 9)*	679,602,547,378	426,576,599,406
- *Payables for interest of margin activities of domestic investors*	*679,602,547,378*	*426,576,599,406*
Payables for advances to investor activities	**479,203,127,134**	**696,997,656,177**
Payables for principal of advance to Investor activities *(Note 7.4)*	479,203,127,134	696,997,656,177
- *Payables for principal of advance to domestic investor activities*	*479,203,127,134*	*696,997,656,177*
Total	**52,202,037,742,234**	**44,286,309,076,549**

26. GAIN/(LOSS) FROM FINANCIAL ASSETS

27.1 Gain/(loss) from sale of financial assets measured at FVTPL

Gain/(loss) from sale of financial assets measured at FVTPL during the six-month period ended 30 June 2026 was as below:

No	*Investment portfolio*	*Selling quantity Unit*	*Total proceeds VND*	*Weighted average cost at the end of transaction date VND*	*Gain/(loss) from sale in current period VND*	*Gain/(loss) from sale in prior period VND*
I	**GAIN**					
1	Listed shares	4,600	548,085,000	354,593,989	193,491,011	27,021,507
2	Listed shares for hedging of covered warrants	10,109,500	444,014,410,000	431,558,990,570	12,455,419,430	1,038,600,934
3	Unlisted shares	63,000,000	1,728,090,000,000	1,701,000,000,000	27,090,000,000	-
4	Listed bonds	213,556,031	23,282,301,637,911	23,172,128,265,180	110,173,372,731	114,284,273,550
5	Unlisted bonds	804,338	83,753,579,738,011	82,728,934,538,575	1,024,645,199,436	1,243,436,199,923
6	Covered warrants issued by the Company	62,488,400	70,066,397,728	49,301,734,960	20,764,662,768	714,648,015
7	Certificates of deposit	8,460,678	13,220,883,934,348	13,155,398,969,790	65,484,964,558	1,585,072,550
8	Fund certificates	-	-	-	-	157,124,581
	Total gain	**358,423,547**	**122,499,484,202,998**	**121,238,677,093,064**	**1,260,807,109,934**	**1,361,242,941,060**
II	**(LOSS)**					
1	Listed shares	3,600	96,265,000	135,575,936	(39,310,936)	(48,279,000)
2	Listed shares for hedging of covered warrants	14,870,000	598,394,575,000	620,121,433,250	(21,726,858,250)	(2,036,464,662)
3	Listed bonds	326,518,367	35,245,014,801,277	35,302,587,462,686	(57,572,661,409)	(29,050,550,614)
4	Unlisted bonds	169,342	17,248,258,903,687	17,634,282,438,396	(386,023,534,709)	(51,526,554,750)
5	Covered warrants	656,400	1,188,819,000	1,299,244,000	(110,425,000)	(5,645,000)
6	Covered warrants issued by the Company	32,625,000	103,353,913,900	114,239,430,428	(10,885,516,528)	(570,087,083)
	Total (loss)	**374,842,709**	**53,196,307,277,864**	**53,672,665,584,696**	**(476,358,306,832)**	**(83,237,581,109)**
	Total	**733,266,256**	**175,695,791,480,862**	**174,911,342,677,760**	**784,448,803,102i**	**1,278,005,359,951i**

27. GAIN/(LOSS) FROM FINANCIAL ASSETS (continued)

27.2 Dividend, interest income from financial assets measured at FVTPL, HTM, AFS financial assets, loans, receivables and derivatives

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
From loans and receivables	2,626,834,674,056	1,575,753,573,715
From financial assets measured at FVTPL	7,491,928,400	29,714,800
From AFS financial assets	633,620,709,930	240,433,579,433
From HTM investments	70,499,704,897	73,428,319,484
Total	**3,338,447,017,283**	**1,889,645,187,432**

26.3 Differences in revaluation of payables for outstanding warrants

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Downward revaluation of payables for outstanding warrants	10,013,739,479	755,892,396
Upward revaluation of payables for outstanding warrants	(14,293,738,311)	(567,398,327)
Total difference, net	**(4,279,998,832)**	**188,494,069**

27. REVENUE FROM UNDERWRITING AND ISSUANCE AGENCY SERVICES

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Revenue from underwriting services	456,465,000,000	440,600,000,000
Securities issuance agency revenue	758,140,734,504	415,969,923,344
Total	**1,214,605,734,504**	**856,569,923,344**

28. OPERATING EXPENSES

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Expenses for securities brokerage activities	210,188,627,908	129,697,121,246
Expenses for securities custody activities	44,573,921,793	33,181,823,681
Expenses for other services (i)	174,835,524,253	96,928,933,073
Allowance (reversed)/made for financial assets, write-off of doubtful receivables, impairment losses of financial assets and borrowing costs relating to loans	(2,504,180,150)	1,539,881,188
Total	**427,093,893,804**	**261,347,759,188**

(i) This represents expenses incurred for the securities trading point accumulation and redemption programme, the business partner development programme, the community investment platform programme, and other expenses of the Company.

29. FINANCIAL INCOME

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Interest income from demand deposits	20,968,704,032	16,285,738,179
Other financial income	-	545,885,002
Total	**20,968,704,032**	**16,831,623,181**

30. FINANCIAL EXPENSES

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Interest expenses	1,577,692,329,679	899,423,299,947
- *Interest for issued bonds*	*126,879,401,812*	*186,133,686,122*
- *Interest for short-term borrowings*	*1,450,812,927,867*	*713,289,613,825*
Foreign exchange losses	4,529,567,730	-
Other financial expenses (i)	182,714,772,077	129,914,817,347
Total	**1,764,936,669,486**	**1,029,338,117,294**

(i) Other financial expenses of the Company include agency fees, arrangement fees, annual fees and legal advisory fees relating to syndicated loans and bilateral foreign currency loans; net hedging costs for foreign currency loans; and other financial expenses.

31. GENERAL AND ADMINISTRATION EXPENSES

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Administration employee expenses	180,022,881,227	194,004,051,481
Depreciation and amortisation expenses	15,788,231,330	11,027,242,426
Tax, fees and charges	14,732,938,256	6,392,263,188
Outsourced expenses	87,035,512,463	70,148,964,634
Tools and supplies	1,654,900,673	1,306,067,818
Other expenses	2,049,616,243	2,808,558,581
Total	**301,284,080,192**	**285,687,148,128**

32. CORPORATE INCOME TAX

The corporate income tax expense for the period was computed as follows:

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Accounting profit before tax	**3,555,380,690,326**	**3,042,945,716,531**
Adjustments to increase accounting profit	*27,101,966,557*	*-*
- Temporary differences	27,101,966,557	-
Adjustments to decrease accounting profit	*(13,929,912,724)*	*(178,845,254,691)*
- Dividend income	(7,491,928,400)	(29,026,866,300)
- Income finalised in prior period	(6,437,984,324)	(138,936,282,192)
- Adjustments to decrease other taxable income	-	(10,882,106,199)
Estimated taxable income in the current period	**3,568,552,744,159**	**2,864,100,461,840**
Corporate income tax rate	20%	20%
Estimated CIT expenses in the current period	**713,710,548,832**	**572,820,092,368**
Adjustments to increase	*7,525,848,349*	*37,224,479,518*
- CIT adjustments in accordance with tax finalization of prior period	7,525,848,349	37,224,479,518
Current CIT expenses	**721,236,397,181**	**610,044,571,886**
CIT payables at the beginning of the period	1,250,766,807,176	797,532,244,491
CIT paid in the period	(1,336,032,246,159)	(899,623,062,726)
CIT payables at the end of the period	**635,970,958,198**	**507,953,753,651**

33. DEFERRED CORPORATE INCOME TAX

Deferred tax assets recognised at the end of the accounting period:

	Tax rate *%*	*30/06/2026* *VND*	*31/12/2025* *VND*
Differences from revaluation of available-for-sale financial assets	20%	1,526,946,647	(3,320,130,427)
Other temporary differences	20%	26,507,072,986	21,124,332,171
		28,034,019,633	**17,804,201,744**

Movements in temporary differences during the period were as follows:

	31/12/2025 *VND*	*Recognised in profit or loss* *VND*	*Recognised in equity* *VND*	*30/06/2026* *VND*
Differences from revaluation of available-for-sale financial assets	(16,600,652,135)	-	24,235,385,370	7,634,733,235
Other temporary differences	105,621,660,853	26,913,704,071	-	132,535,364,924
	89,021,008,718	**26,913,704,071**	**24,235,385,370**	**140,170,098,159**

34. BASIC EARNINGS PER SHARE AND DILUTED EARNINGS PER SHARE

35.1 Basic earnings per share

(a) Net profit attributable to ordinary shareholders

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Profit attributable to ordinary shareholders	2,839,527,033,960	2,430,724,723,405

(b) Weighted average number of ordinary shares

	Six-month period ended 30/06/2026 Number of shares	*Six-month period ended 30/06/2025 Number of shares (Restated) (*)*	*Six-month period ended 30/06/2025 Number of shares (As previously reported)*
Ordinary shares brought forward from the previous year	2,311,308,021	1,961,322,120	1,961,322,120
Effect of issuance of shares for dividend distribution in the period	462,294,130	395,019,044	-
Effect of issuance of shares under the 2025 employee stock option plan	179,591	-	-
Effect of private issuance of shares in 2025	-	13,787,591	13,787,591
Weighted average number of ordinary shares during the period	**2,773,781,742**	**2,370,128,755**	**1,975,109,711**

(c) Basic earnings per share

	Six-month period ended 30/06/2026	*Six-month period ended 30/06/2025 (Restated) (*)*	*Six-month period ended 30/06/2025 (As previously reported)*
Basic earnings per share (VND per share)	**1,024**	**1,026**	**1,231**

35.2 Diluted earnings per share

During the period, the Company entered into a USD 50.0 million convertible loan from DEG - Deutsche Investitions- und Entwicklungsgesellschaft mbH on 10 February 2026, which is convertible into ordinary shares in accordance with the terms of the loan agreement. The instrument has not been included in the calculation of diluted earnings per share for the current reporting period, as the assumed conversion would have an anti-dilutive earnings per share.

35. OTHER DISCLOSURE INFORMATION

36.1 Transactions with related parties

List of related parties with significant transactions and balances with the Company for the six-month period is as follows:

Related parties	*Relationships*
Vietnam Technological and Commercial Joint Stock Bank	Parent Bank
Techcom Capital Joint Stock Company	Subsidiary of the Parent Bank
WealthTech Innovations Joint Stock Company	The company has a member of the Board of Directors who also serves on the Board of Directors of the Company (TCBS)
Techcom Crypto Exchange Joint Stock Company	The company has a member of the Board of Directors who also serves on the Board of Directors of the Company (TCBS)

Value of significant transactions with related parties during the period:

Related parties	*Transactions*	*Six-month period ended 30/06/2026 VND*	*Six-month period ended 30/06/2025 VND*
Vietnam Technological and Commercial Joint Stock Bank	Revenue from deposit interest	2,707,094,726	1,946,713,740
	Revenue from securities transactions	7,843,067,763	3,741,244,194
	Allocated revenue from securities issuance agency	4,648,353,004	4,246,111,096
	Management fee and office rental expense	(1,637,434,030)	(2,002,360,197)
	Hedging cost	(72,269,605,642)	(21,210,639,345)
	Payment of cash dividends	922,499,955,000	-
Techcom Capital Joint Stock Company	Revenue from brokerage services	35,370,814,717	54,220,236,568
	Revenue from securities custody services	12,578,095	11,687,643
WealthTech Innovations Joint Stock Company	Capital contribution	-	9,952,480,890
	Revenue from securities trading activities	60,000,000	-
Techcom Crypto Exchange Joint Stock Company	Capital contribution upon establishment	-	297,000,000
	Revenue from securities trading activities	15,750,460	-
	Revenue from disposal of assets	49,697,334,785	-

Significant balances with related parties as at the end of the accounting period:

Related party	*Balance*	*30/06/2026 VND*	*31/12/2025 VND*
Vietnam Technological and Commercial Joint Stock Bank	Current account deposits	5,522,660,810,630	2,423,158,973,638
	Receivable relating to shareholder management	-	2,200,000,000
	Other payables	(7,150,629,781)	(3,633,706,856)
Techcom Capital Joint Stock Company	Receivables from securities brokerage activities	3,819,155,402	7,119,171,430

Other Information – Foreign Exchange Risk Hedging:

As at 30 June 2026, the Company had outstanding borrowings from foreign banks and credit institutions with a principal amount of USD833,000,000, equivalent to VND21,863,958,000,000 (31/12/2025: USD300,000,000, equivalent to VND7,666,500,000,000). The Company has hedged the foreign exchange risk associated with these foreign currency-denominated loans through foreign exchange derivative instruments entered into with Vietnam Technological and Commercial Joint Stock Bank.

Key management personnel compensation:

	Six-month period ended 30/06/2026 VND	*Six-month period ended 30/06/2025 VND*
Remuneration of Board of Directors	2,971,256,226	2,961,557,819
Income of the Board of Management	14,083,243,476	15,054,812,765

36. OTHER DISCLOSURE INFORMATION (continued)

36.2 Segment information

Segment information by business lines

	Brokerage and customer services (i) VND	*Treasury and proprietary trading VND*	*Issuance advisory VND*	*Total VND*
Six-month period ended 30 June 2026				
Operating income	3,173,434,523,355	1,991,362,858,242	1,363,024,734,506	6,527,822,116,103
Operating expenses	427,093,893,804	500,174,975,750	-	927,268,869,554
Net income	**2,746,340,629,551**	**1,491,187,882,492**	**1,363,024,734,506**	**5,600,553,246,549**
Financial income	-	20,968,704,032	-	20,968,704,032
Financing expenses	1,005,726,082,673	759,210,586,813	-	1,764,936,669,486
Net financing expenses	**1,005,726,082,673**	**738,241,882,781**	**-**	**1,743,967,965,454**
Depreciation and allocated expenses	**111,639,395,135**	**142,637,583,324**	**46,927,612,310**	**301,204,590,769**
Profit before tax	**1,628,975,151,743**	**610,308,416,387**	**1,316,097,122,196**	**3,555,380,690,326**
As at 30 June 2026				
1. Segment assets	52,283,706,611,971	41,592,940,199,177	140,968,850,358	94,017,615,661,506
2. Allocated assets	2,450,746,865,177	3,101,233,465,172	1,004,683,578,322	6,556,663,908,671
3. Unallocated assets	-	-	-	17,780,251,105
Total assets	**54,734,453,477,148**	**44,694,173,664,349**	**1,145,652,428,680**	**100,592,059,821,282**
4. Segment liabilities	231,848,474,671	134,533,283,705	514,525,102,419	880,906,860,795
5. Allocated liabilities	30,335,619,106,868	22,929,316,195,127	23,543,595,798	53,288,478,897,793
6. Unallocated liabilities	-	-	-	640,224,156,674
Total liabilities	**30,567,467,581,539**	**23,063,849,478,832**	**538,068,698,217**	**54,809,609,915,262**

(i) Revenue mainly includes brokerage revenue, margin lending revenue, investment advisory revenue and securities depository revenue.

36. OTHER DISCLOSURE INFORMATION (continued)

36.2 *Segment information* (continued)

Segment information by business lines *(continued)*

	Brokerage and customer services (i) VND	*Treasury and proprietary trading VND*	*Issuance advisory VND*	*Total VND*
Six-month period ended 30 June 2025				
Operating income	1,969,499,967,375	1,678,093,539,566	1,040,569,923,342	4,688,163,430,283
Operating expenses	261,331,259,188	84,811,340,414	16,500,000	346,159,099,602
Net income	**1,708,168,708,187**	**1,593,282,199,152**	**1,040,553,423,342**	**4,342,004,330,681**
Financial income	-	16,831,623,181	-	16,831,623,181
Financing expenses	583,727,990,338	445,610,126,956	-	1,029,338,117,294
Net financing expenses	**583,727,990,338**	**428,778,503,775**	**-**	**1,012,506,494,113**
Depreciation and allocated expenses	**105,887,767,559**	**136,721,994,581**	**43,942,357,897**	**286,552,120,037**
Profit before tax	**1,018,552,950,290**	**1,027,781,700,796**	**996,611,065,445**	**3,042,945,716,531**
As at 31 December 2025				
1. Segment assets	44,395,695,650,164	32,788,018,835,605	12,799,358,800	77,196,513,844,569
2. Allocated assets	1,266,508,298,843	1,643,785,558,846	520,403,043,685	3,430,696,901,374
3. Unallocated assets	-	-	-	5,046,253,066
Total assets	**45,662,203,949,007**	**34,431,804,394,451**	**533,202,402,485**	**80,632,256,999,009**
4. Segment liabilities	229,186,328,474	51,121,802,352	393,128,204,374	673,436,335,200
5. Allocated liabilities	20,146,475,262,912	14,415,364,908,092	36,179,809,359	34,598,019,980,363
6. Unallocated liabilities	-	-	-	1,261,220,500,071
Total liabilities	**20,375,661,591,386**	**14,466,486,710,444**	**429,308,013,733**	**36,532,676,815,634**

(i) Revenue mainly includes brokerage revenue, margin lending revenue, investment advisory revenue and securities depository revenue.

36. OTHER DISCLOSURE INFORMATION (continued)

Segment information by geographical locations

Most of the Company's operations take place within Vietnam territory.

36.3 Commitments relating to margin lending service

The Company signed margin lending contracts with investors to facilitate securities trading activities of investors.

36.4 Purposes and policies of financial risk management

The Company's principal business risks comprise market risk, credit risk and liquidity risk.

Risk management is an integral part of the Company's overall business operations. The Company has established a control system to ensure an appropriate balance between the costs arising from risks and the costs of managing those risks. The Board of Management continuously monitors the Company's risk management process to ensure an appropriate balance between risk exposure and control measures.

The Board of Management reviews and approves the policies for managing the above risks as follows:

36. OTHER DISCLOSURE INFORMATION (continued)

36.4 Purposes and policies of financial risk management (continued)

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. There are four types of market risk: interest rate risk, currency risk, commodity price risk and other price risk, such as equity price risk. Financial instruments affected by market risk include loans and borrowings, deposits, financial assets at FVTPL, covered warrants and available-for-sale investments.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to market risk due to changes in interest rates relates primarily to cash and short-term deposits of the Company. These are short-term investments and are not held by the Company for capital appreciation purposes.

The Company manages interest rate risk by monitoring market developments to analyse factors affecting interest rates and by selecting an appropriate asset and funding structure in order to optimise capital efficiency within the approved risk appetite.

Foreign exchange risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (in which revenue or expense is denominated in a different currency from the Company's accounting currency).

The Company manages foreign exchange risk by considering current and expected market conditions when the Company plans to buy and sell commodities in the future in foreign currencies. For the purpose of minimizing foreign currency risks, the Company applies hedging measures by entering into foreign currency derivative contracts with commercial banks.

As at 30 June 2026, the Company has loans denominated in foreign currency at the total value of USD893,000,000 (equivalent to VND23,445,968,000,000). In which, the Company has hedged its foreign currency and interest rate risk using cross-currency swap contracts in foreign currencies and forward contracts with commercial banks for the loans in USD.

Shares, bonds price risk

Listed and unlisted shares, bonds which are held by the Company are affected by market risk arising from the uncertainty of future value of invested shares, bonds. The Company manages share, bond price risk by establishing investment limits.

36.4 Purposes and policies of financial risk management (continued)

Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily for loans and receivables) and from its financing activities, including deposits with banks, foreign exchange activities and other financial instruments.

Receivables

Customer credit risk is managed by the Company based on its established policies, procedures and control relating to customer credit risk management.

Outstanding customer receivables are regularly monitored. Customer credit quality's impairment is analysed at reporting date on an individual basis for major clients. The Company closely monitors outstanding receivables and operates a credit control unit to mitigate credit risk.

Deposits at banks

The Company's bank balances are mainly maintained with high credit rating banks in Vietnam. Credit risk from balances with banks is managed by the Company's Capital and Financial Business Division in accordance with the Company's policy. The Board of Management assesses the credit risk associated with bank deposits to be low.

Margin loans and advances to customers

The Company manages its credit risks via the use of internal control policies, processes, and procedures relevant to margin lending and advance payments to customers. The Company assesses and appraises customers to determine the credit limit as well as margin rate before entering into margin contracts and advances to customers, together with checking financial position of customers on an annual basis to make proper adjustments to margin rate and line of credit. Besides, the Company only provides margin lending with eligible securities, which satisfy requirements of the Company's risk appetite (credit risk, market risk, liquidity risk) and guarantees complying with requirements of State Securities Commission of Vietnam.

Available-for-sale financial assets

The Company limits its credit risk by investing only in highly liquid debt securities or debt securities issued by issuers with good credit ratings. The measurement and monitoring of credit risk for these investments are quantified and regularly reported to the Board of Directors or the Management of the Company.

36. OTHER DISCLOSURE INFORMATION (continued)

36.4 *Purposes and policies of financial risk management* (continued)

Credit risk (continued)

The carrying amounts of financial assets represent the maximum credit risk exposure to which the Company is exposed. The Company's credit risk exposure as at the end of the accounting period was as follows:

	Total *VND*	*Not past due but allowance provided for* *VND*	*Past due and allowance provided for* *VND*	*Neither past due nor allowance provided for* *VND*	*Past due up to 90 days but not provided for* *VND*
As at 30 June 2026					
Cash and cash equivalents	6,154,505,245,964	-	-	6,154,505,245,964	-
Loans	51,522,435,194,856	272,475,073	15,241,257,599	51,506,236,356,369	685,105,815
HTM investments	1,588,198,577,180	-	-	1,588,198,577,180	-
AFS financial assets	34,549,900,633,372	-	-	34,549,900,633,372	-
Receivables	2,958,422,791,790	9,776,255	225,838,518	2,956,327,942,393	1,859,234,624
Total	**96,773,462,443,162**	**282,251,328**	**15,467,096,117**	**96,755,168,755,278**	**2,544,340,439**
As at 31 December 2025					
Cash and cash equivalents	3,108,078,221,717	-	-	3,108,078,221,717	-
Loans	43,859,732,477,143	415,959,247	15,303,985,472	43,843,470,482,865	542,049,559
HTM investments	3,657,418,739,619	-	-	3,657,418,739,619	-
AFS financial assets	23,509,455,480,435	-	-	23,509,455,480,435	-
Receivables	727,654,098,295	378,014	3,291,409,478	717,342,251,403	7,020,059,400
Total	**74,862,339,017,209**	**416,337,261**	**18,595,394,950**	**74,835,765,176,039**	**7,562,108,959**

36. OTHER DISCLOSURE INFORMATION (continued)

36.4 Purposes and policies of financial risk management (continued)

Liquidity risk

The liquidity risk is the risk that the Company will encounter difficulties in meeting financial obligations. The Company's exposure to liquidity risk arises when the Company is unable to meet its financial obligations as they fall due, primarily due to mismatches in the maturity terms of financial assets and liabilities. The maturity terms of financial assets and liabilities. These represent the remaining term of financial assets and liabilities from the reporting date to the date of settlement set out in the contracts or terms of issuance. For FVTPL and AFS financial assets, the maturity terms are determined based on the liquidity of the assets (the ability to sell and purchase the assets in the short term) on the market.

The Company monitors its liquidity risk by maintaining a level of cash and cash equivalents, borrowings that are deemed adequate by the Management to finance the Company's operations and to mitigate the effects of fluctuations in cash flows.

The Company assessed the concentration of risk with respect to its debt payments as low. The Company is able to access different sources of funds and all the borrowings which are due within 12 months can be renewed with the current lenders.

36. OTHER DISCLOSURE INFORMATION (continued)

36.4 *Purposes and policies of financial risk management* (continued)

Liquidity risk (continued)

The belows table summarises the maturity profile of the Company's assets and liabilities based on expected contractual payments as at the reporting date:

Unit: VND

	Overdue (including provisioned balances)	*On demand*	*Up to 1 year*	*Over 1 year to 5 years*	*Over 5 years*	*Total*
As at 30 June 2026						
ASSETS						
Cash and cash equivalents	-	6,154,505,245,964	-	-	-	6,154,505,245,964
HTM investments	-	-	1,588,198,577,180	-	-	1,588,198,577,180
Loans	15,926,363,414	-	51,506,508,831,442	-	-	51,522,435,194,856
FVTPL assets	-	295,964,797,150	-	-	-	295,964,797,150
AFS assets	-	8,471,732,358	8,383,055,337,256	17,246,082,720,681	8,920,762,575,435	34,558,372,365,730
Other long-term investments	-	-	-	3,035,268,431,824	-	3,035,268,431,824
Other receivables	2,085,073,142	-	2,956,337,718,648	-	-	2,958,422,791,790
Fixed assets	-	-	2,458,858,160	57,391,376,790	43,594,878,869	103,445,113,819
Prepaid expenses	-	-	114,523,006,612	3,713,955,929	5,739,684,547	123,976,647,088
Other assets	-	232,090,350,983	29,832,073,426	-	-	261,922,424,409
Total	**18,011,436,556**	**6,691,032,126,455**	**64,580,914,402,724**	**20,342,456,485,224**	**8,970,097,138,851**	**100,602,511,589,810**
LIABILITIES						
Borrowings and financial leases	-	-	48,116,836,647,405	-	-	48,116,836,647,405
Issued bonds	-	-	1,068,946,226,501	2,000,000,000,000	-	3,068,946,226,501
Payables for securities transaction activities	-	-	134,533,283,705	-	-	134,533,283,705
Accrued expenses	-	-	636,655,677,530	-	-	636,655,677,530
Taxes and other payables to the State Treasury	-	-	748,797,692,892	-	-	748,797,692,892
Other liabilities	-	258,226,268,901	525,508,252,070	5,219,824,480	-	788,954,345,451
Total	**-**	**258,226,268,901**	**51,231,277,780,103**	**2,005,219,824,480**	**-**	**53,494,723,873,484**
Net liquidity difference	**18,011,436,556**	**6,432,805,857,554**	**13,349,636,622,621**	**18,337,236,660,744**	**8,970,097,138,851**	**47,107,787,716,326**

	Overdue (including provisioned balances)	*On demand*	*Up to 1 year*	*Over 1 year to 5 years*	*Over 5 years*	*Total*
As at 31 December 2025						
ASSETS						
Cash and cash equivalents	-	3,108,078,221,717				3,108,078,221,717
HTM investments	-	-	3,657,418,739,619	-	-	3,657,418,739,619
Loans	15,846,035,031	-	43,843,886,442,112	-	-	43,859,732,477,143
FVTPL assets	-	38,923,020,900	-	-	-	38,923,020,900
AFS assets	-	1,708,987,332,261	1,124,858,047,593	19,794,059,884,890	2,590,537,547,952	25,218,442,812,696
Other long-term investments	-	-	-	3,610,268,431,824	-	3,610,268,431,824
Other receivables	10,311,468,878	-	715,290,382,842	2,052,246,575	-	727,654,098,295
Fixed assets	-	-	940,077,802	58,601,364,369	47,639,764,535	107,181,206,706
Prepaid expenses	-	-	14,873,485,358	15,514,973,790	-	30,388,459,148
Other assets	-	231,296,290,955	55,829,188,684	-	-	287,125,479,639
Total	**26,157,503,909**	**5,087,284,865,833**	**49,413,096,364,010**	**23,480,496,901,448**	**2,638,177,312,487**	**80,645,212,947,687**
LIABILITIES						
Borrowings and financial leases	-	-	31,079,695,096,211	-	-	31,079,695,096,211
Issued bonds	-	-	1,504,310,847,194	1,509,970,833,337	-	3,014,281,680,531
Payables for securities transaction activities	-	-	51,121,802,352	-	-	51,121,802,352
Accrued expenses	-	-	265,828,841,247	-	-	265,828,841,247
Taxes and other payables to the State Treasury	-	-	1,384,739,664,586	-	-	1,384,739,664,586
Other liabilities	-	352,289,105,355	378,977,476,370	5,743,148,982	-	737,009,730,707
Total	**-**	**352,289,105,355**	**34,664,673,727,960**	**1,515,713,982,319**	**-**	**36,532,676,815,634**
Net liquidity difference	**26,157,503,909**	**4,734,995,760,478**	**14,748,422,636,050**	**21,964,782,919,129**	**2,638,177,312,487**	**44,112,536,132,053**

37. SUBSEQUENT EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

There has been no event after the end of the accounting period that requires adjustment to or disclosure in the interim financial statements for the six-month period ended 30 June 2026.

CÔNG TY
CỔ PHẦN
CHỨNG KHOÁN
KỸ THƯƠNG

Ms. Tran Thi Lan Anh	Ms. Pham Thuy Van	Ms. Tran Thi Thu Trang
Preparer	Chief Accountant	Acting Chief Executive Officer

Hanoi, 07 August 2026