THANHCONG SECURITIES COMPANY

CONSOLIDATED FINANCIAL STATEMENTS FOR 1st QUARTER OF 2026

31 March 2026

CÔNG TY CỔ PHẦN CHỨNG KHOÁN THÀNH CÔNG

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

ITEMS	CODE	NOTE	ENDING BALANCE	BEGINNING BALANCE
A	B	C	1	2
ASSETS				
A. CURRENT ASSETS (100 = 110 + 130)	**100**		**2.821.162.402.318**	**2.883.960.890.616**
I. Financial assets	**110**		**2.818.172.668.827**	**2.880.335.085.946**
1. Cash and cash equivalents	111	1	254.264.404.790	198.935.580.572
1.1. Cash	111.1		47.994.404.790	10.511.539.476
1.2. Cash equivalents	111.2		206.270.000.000	188.424.041.096
2. Financial assets at fair value through profit and loss (FVTPL)	112	3.1	66.090.237.863	79.422.528.250
3. Held-to-maturity investments (HTM)	113	3.2	1.031.600.000.000	1.031.660.000.000
4. Loans	114	3.3	866.358.245.408	815.365.194.522
5. Available-for-sale financial assets (AFS)	115	3.4	562.959.586.800	710.250.949.250
6. Receivables	117	4	34.933.405.752	40.487.583.255
6.1. Receivables from disposal of financial assets	117.1		8.175.260.000	17.552.841.400
6.2. Receivables and accruals from dividends and interest on financial	117.2		26.758.145.752	22.934.741.855
6.2.1. Receivables from due dividends and interest	117.3		7.311.163.708	10.080.684.515
6.2.2. Accruals for undue dividends and interest	117.4		19.446.982.044	12.854.057.340
7. Prepayments to suppliers	118	4	96.368.000	1.031.234.400
8. Receivables from services provided by the Company	119	4	1.869.849.038	3.181.915.658
9. Other receivables	122	5	1.831.926.459	1.831.455.322
10. Provisions for impairment of receivables	129		(1.831.355.283)	(1.831.355.283)
II. Other current assets	**130**		**2.989.733.491**	**3.625.804.670**
1. Advances	131		29.250.654	29.841.686
2. Short-term prepaid expenses	133	6	2.957.294.876	3.595.962.984
3. Taxes and other amounts receivable by the State	136	13	3.187.961	-
B. NON-CURRENT ASSETS (200 = 210 + 220 + 230 + 240 + 250 - 260)	**200**		**119.406.890.134**	**132.671.893.607**
I. Non-current financial assets	**210**		**27.211.800.000**	**41.678.050.000**
1. Long-term Investments	212	7	27.211.800.000	41.678.050.000
1.1. Other long-term investments	212.4		27.211.800.000	41.678.050.000
II. Fixed assets	**220**		**19.210.044.191**	**18.462.445.873**
1. Tangible fixed assets	221	9	7.279.614.839	5.614.527.395
- Historical cost	222		26.986.049.517	24.635.321.517
- Accumulated depreciation	223a		(19.706.434.678)	(19.020.794.122)
2. Intangible fixed assets	227	10	11.930.429.352	12.847.918.478
- Initial cost	228		45.326.824.894	45.326.824.894
- Accumulated amortization (*)	229a		(33.396.395.542)	(32.478.906.416)
III. Construction-in-progress	**240**		-	-
IV. Other non-current assets	**250**		**72.985.045.943**	**72.531.397.734**
1. Long-term pledges, collaterals, deposits	251		1.147.900.000	1.147.900.000
2. Long-term prepaid expenses	252	6	1.771.809.594	2.103.378.176
3. Deposits to the Settlement Assistance Fund	254	8.1	14.566.996.919	12.066.996.919
4. Other non-current assets	255	8.2	10.026.880.432	10.021.936.927
5. Goodwill	256		45.471.458.998	47.191.185.712
TOTAL ASSETS (270 = 100 + 200)	**270**		**2.940.569.292.452**	**3.016.632.784.223**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont.)

Unit: VND

ITEMS	CODE	NOTE	ENDING BALANCE	BEGINNING BALANCE
C. LIABILITIES (300 = 310 + 340)	**300**		**1.577.054.386.625**	**1.614.656.991.187**
I. Current liabilities	**310**		**1.572.115.439.289**	**1.611.531.491.033**
1. Short-term borrowings and financial leases	311		1.547.720.000.000	1.580.000.000.000
1.1. Short-term borrowings	312	11	1.547.720.000.000	1.580.000.000.000
2. Payables for securities trading activities	318	12.1	3.340.513.961	3.290.320.647
3. Short-term trade payables	320	12.2	11.626.810.356	4.170.870.197
4. Taxes and other obligations to the State Budget	322	13	2.437.941.564	11.064.128.421
5. Payables to employees	323		3.040.535.116	1.109.444.510
6. Short-term accrued expenses	325	12.3	3.575.676.795	8.752.762.298
7. Other short-term payables	329		373.961.497	3.143.964.960
II. Non-current liabilities	**340**		**4.938.947.336**	**3.125.500.154**
1. Deferred income tax liability	356	14	4.938.947.336	3.125.500.154
D. OWNER'S EQUITY (400 = 410 + 420)	**400**		**1.363.514.905.827**	**1.401.975.793.036**
I. Owner's equity	**410**		**1.363.514.905.827**	**1.401.975.793.036**
1. Capital	411	15.1	1.156.126.290.000	1.156.126.290.000
1.1. Contributed capital	411.1		1.156.209.640.000	1.156.209.640.000
a. Ordinary shares carrying voting rights	411.1a		1.156.209.640.000	1.156.209.640.000
1.2. Share premiums	411.2		(83.350.000)	(83.350.000)
2. Differences on asset revaluation at the fair values	412		(36.166.747.758)	2.763.680.745
3. Retained earnings	417	15.2	241.808.686.702	241.280.114.146
3.1. Realized profit	417.1		220.378.527.719	215.891.355.447
3.2. Unrealized profit	417.2		21.430.158.983	25.388.758.699
4. Benefits of non-controlling shareholders	418	15.3	1.746.676.883	1.805.708.145
TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)	**440**		**2.940.569.292.452**	**3.016.632.784.223**

OFF-CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS

ITEMS	CODE	NOTE	ENDING BALANCE	BEGINNING BALANCE
A	B	C	1	2
A. ASSETS OF THE COMPANY AND ASSETS IN TRUST				
1. Treated doubtful debts	004		33.363.940.829	33.363.940.829
2. Outstanding shares	006		115.620.964	115.620.964
3. Financial assets listed/registered to Vietnam Securities Depository (VSD) of the Company	008		76.354.200.000	96.263.410.000
4. Financial assets custodied at VSD but not yet traded of the Company	009		10.000.000	10.000.000
5. Financial assets awaiting settlement of the Company	010		5.800.000.000	5.264.290.000
B. ASSETS OF AND LIABILITIES TO INVESTORS				
1. Financial assets listed/registered to Vietnam Securities Depository (VSD) of the investors	021		3.236.166.830.000	2.591.790.600.000
a. Unrestricted financial assets	021.1		3.024.507.770.000	2.441.094.710.000
b. Restricted financial assets	021.2		7.005.320.000	7.005.320.000
c. Mortgaged financial assets	021.3		-	-
d. Blocked or temporarily held financial assets	021.4		105.853.570.000	102.733.570.000
e. Financial assets awaiting settlement	021.5		98.800.170.000	40.957.000.000
2. Financial assets custodied at VSD but not yet traded of the investor	022		19.919.560.000	15.541.290.000
a. Financial assets custodied at VSD but not yet traded, unrestricted from transfer	022.1		1.760.130.000	1.760.130.000
b. Financial assets custodied at VSD but not yet traded, restricted from transfer	022.2		18.159.430.000	13.781.160.000
3. Financial assets awaiting settlement of the investor	023		118.855.550.000	30.202.140.000
4. Financial assets not yet custodied at VSD of the investor	024.b		260.000.000.000	260.000.000.000
5. Investors' deposits	**026**	**16.1**	**347.784.795.587**	**138.339.616.961**
5.1. The investor's deposits for securities trading activities managed by the Company	027		65.005.815.388	68.443.987.580
5.2. The investor's deposits at VSD	*027.1*		*1.130.043.289*	-
5.3. Customers' collective deposits for securities transactions	028		282.777.870.264	69.894.519.446
5.4. Deposits of securities issuers	030		1.109.935	1.109.935
6. Payables to the investors relating to their deposits for securities trading activities managed by the Company	**031**	**16.2**	**65.005.815.388**	**68.443.987.580**
6.1. Payables to local investors relating to their deposits at the securities company for securities trading	031.1		63.511.238.773	66.965.625.255
6.2. Payables to overseas investors relating to their deposits at the securities company for securities trading	031.2		1.494.576.615	1.478.362.325
7. Dividends, principal and bond interests payable	035		1.109.935	1.109.935

CÔNG TY CỔ PHẦN CHỨNG KHOÁN THÀNH CÔNG

DO THI THANH HOA	NGUYEN THI PHUONG THAO	NGUYEN DUC HIEU
Preparer	**Chief Accountant**	**General Director**
		24 April 2026

CONSOLIDATED INCOME STATEMENT

The 1st Quarter of 2026

Unit: VND

ITEMS	CODE	NOTE	1st QUARTER		ACCUMULATED	
			Current year	Previous year	Current year	Previous year
I. OPERATING INCOME						
1.1. Gains from financial assets at fair value through profit or loss (FVTPL)	01		31.571.893.711	36.572.716.950	31.571.893.711	36.572.716.950
a. Gains from disposals of FVTPL financial assets	01.1	17.1	26.407.670.711	33.341.429.850	26.407.670.711	33.341.429.850
b. Gains from revaluation of FVTPL financial assets	01.2	17.2	5.069.223.000	3.073.787.100	5.069.223.000	3.073.787.100
c. Dividends and interest income from FVTPL financial assets	01.3	17.3	95.000.000	157.500.000	95.000.000	157.500.000
1.2. Interests from held-to-maturity investments (HTM)	02	17.3	14.378.352.421	8.906.281.259	14.378.352.421	8.906.281.259
1.3. Interest from loans and receivables	03	17.3	23.676.530.811	21.029.370.650	23.676.530.811	21.029.370.650
1.4. Interest from available-for-sale financial assets (AFS)	04	17.3	2.836.555.089	461.200.000	2.836.555.089	461.200.000
1.5. Brokerage fee income	06	17.4	7.601.077.735	6.309.929.049	7.601.077.735	6.309.929.049
1.6. Depository service income	09	17.4	181.414.608	173.170.128	181.414.608	173.170.128
1.7. Other operating income	11	17.4	896.544.838	1.232.039.145	896.544.838	1.232.039.145
Total operating income (20 = 01 → 11)	**20**		**81.142.369.213**	**74.684.707.181**	**81.142.369.213**	**74.684.707.181**
II. OPERATING EXPENSES						
2.1. Losses from financial assets at fair value through profit or loss (FVTPL)	21		23.799.934.855	797.195.974	23.799.934.855	797.195.974
a. Losses from disposals of FVTPL financial assets	21.1	17.1	16.644.721.468	200.575.974	16.644.721.468	200.575.974
b. Losses from revaluation of FVTPL financial assets	21.2	17.2	7.155.213.387	596.620.000	7.155.213.387	596.620.000
2.2. Losses and recognition of fair value changes on AFS financial assets upon reclassification	23		80.000.000	-	80.000.000	-
2.3. Provisions for diminution in value of financial assets and impairment losses and borrowing costs to finance lending activities	24		26.088.780.583	698.026.832	26.088.780.583	698.026.832
2.4. Self-trading expenses	26		1.303.627.814	1.017.561.988	1.303.627.814	1.017.561.988
2.5. Brokerage expenses	27		8.936.196.241	8.463.747.790	8.936.196.241	8.463.747.790
2.6. Depository service expenses	30		469.797.786	279.869.991	469.797.786	279.869.991
2.7. Other service expenses	32		3.463.773.979	1.505.082.880	3.463.773.979	1.505.082.880
Total operating expenses (40 = 21 → 32)	**40**	**18**	**64.142.111.258**	**12.761.485.455**	**64.142.111.258**	**12.761.485.455**

CONSOLIDATED INCOME STATEMENT (cont.)

Unit: VND

ITEMS	CODE	NOTE	1st QUARTER		ACCUMULATED	
			Current year	Previous year	Current year	Previous year
III. FINANCIAL INCOME						
3.1. Dividend income and interest income from demand	42		409.037.960	561.312.908	409.037.960	561.312.908
Total financial income (50 = 41 → 44)	**50**		**409.037.960**	**561.312.908**	**409.037.960**	**561.312.908**
IV. FINANCIAL EXPENSES						
4.1. Loan interest expenses	52		-	19.784.720.097	-	19.784.720.097
4.2. Other financial expenses	55		-	146.750.001	-	146.750.001
Total financial expenses (60 = 51 → 55)	**60**		**-**	**19.931.470.098**	**-**	**19.931.470.098**
V. GENERAL AND ADMINISTRATION EXPENSES	**62**	19	**14.888.760.209**	**12.035.486.855**	**14.888.760.209**	**12.035.486.855**
VI. OPERATING RESULT (70 = 20+50-40-60-61-62)	**70**		**2.520.535.706**	**30.517.577.681**	**2.520.535.706**	**30.517.577.681**
VII. OTHER INCOME AND EXPENSES						
7.1. Other income	71		135.081.096	682.943.008	135.081.096	682.943.008
7.2. Other expenses	72		372.628.326	1.729.473.438	372.628.326	1.729.473.438
Total other operating profit (80 = 71 - 72)	**80**		**(237.547.230)**	**(1.046.530.430)**	**(237.547.230)**	**(1.046.530.430)**
VIII. TOTAL ACCOUNTING PROFIT BEFORE TAX (90 = 70 + 80)	**90**		**2.282.988.476**	**29.471.047.251**	**2.282.988.476**	**29.471.047.251**
8.1. Realized profit	91		4.428.141.010	26.993.880.151	4.428.141.010	26.993.880.151
8.2. Unrealized profit/(loss)	92		(2.145.152.534)	2.477.167.100	(2.145.152.534)	2.477.167.100
IX. CORPORATE INCOME TAX	**100**	20	**1.813.447.182**	**5.872.802.798**	**1.813.447.182**	**5.872.802.798**
9.1. Current corporate income tax	100.1		-	6.072.735.129	-	6.072.735.129
9.2. Deferred corporate income tax	100.2		1.813.447.182	(199.932.331)	1.813.447.182	(199.932.331)
X. ACCOUNTING PROFIT AFTER TAX (200 = 90 - 100)	**200**		**469.541.294**	**23.598.244.453**	**469.541.294**	**23.598.244.453**
10.1. Profit after tax attributable to owners	201		528.572.556	23.536.654.674	528.572.556	23.536.654.674
10.2. Net profit attributable to non-controlling shareholders	203		(59.031.262)	61.589.779	(59.031.262)	61.589.779

CONSOLIDATED INCOME STATEMENT (cont.)

Unit: VND

ITEMS	CODE	NOTE	1st QUARTER		ACCUMULATED	
			Current year	Previous year	Current year	Previous year
XI. OTHER COMPREHENSIVE PROFIT/(LOSS) AFTER TAX	**300**		**(38.930.428.503)**	**(19.299.223.904)**	**(38.930.428.503)**	**(19.299.223.904)**
11.1. Gain/(loss) from revaluation of AFS financial assets	301		(38.930.428.503)	(19.299.223.904)	(38.930.428.503)	(19.299.223.904)
TOTAL COMPREHENSIVE INCOME	**400**		**(38.930.428.503)**	**(19.299.223.904)**	**(38.930.428.503)**	**(19.299.223.904)**
XII. NET EARNINGS PER COMMON SHARE	**500**		**5**	**204**	**5**	**204**
12.1. Basic earnings per share (VND/1 share)	501		5	204	5	204

DO THI THANH HOA
Preparer

NGUYEN THI PHUONG THAO
Chief Accountant

S.G.P: 81 - C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN THÀNH CÔNG
P. SÀI GÒN - T.P HỒ CHÍ MINH

NGUYEN DUC HIEU
General Director
24 April 2026

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the first quarter of 2026 ended March 31, 2026

Unit: VND

ITEMS	CODE	NOTE	ACCUMULATED FROM THE BEGINNING OF THE YEAR	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	**01**		**2.282.988.476**	**29.471.047.251**
2. Adjustments:	**02**		**15.092.315.820**	**14.821.469.120**
- Depreciation/(amortization) of fixed assets	03		3.322.856.396	3.217.541.859
- Provisions and allowances	04		-	(57.698.631)
- Interest expenses	06		26.088.780.583	20.482.746.929
- Profit/(loss) from investing activities	07		5.068.629.623	(4.085.974.322)
- Accruals for interest	08		(19.446.982.044)	(4.673.556.936)
- Other adjustments	09		59.031.262	(61.589.779)
3. Add non-cash expenses	**10**		**7.235.213.387**	**596.620.000**
- Losses from revaluation of FVTPL financial assets	11		7.155.213.387	596.620.000
- Losses and recognition of fair value changes on AFS financial assets upon reclassification	14		80.000.000	-
4. Less non-cash income	**18**		**(5.069.223.000)**	**(3.073.787.100)**
- Profit from revaluation of FVTPL financial assets	19		(5.069.223.000)	(3.073.787.100)
5. Operating profit/(loss) before changes of working capital	**30**		**61.020.637.158**	**(480.196.928.990)**
- Increase/(decrease) of FVTPL financial assets	31		11.246.300.000	19.547.704.600
- Increase/(decrease) of HTM investments	32		60.000.000	(442.364.547.173)
- Increase/(decrease) of loans	33		(50.993.050.886)	(63.163.481.579)
- Increase/(decrease) of AFS financial assets	34		108.280.933.947	46.107.107.896
(-) Increase, (+) decrease of receivables from disposal of financial assets	35		9.377.581.400	-
(-) Increase, (+) decrease of receivables and accruals from dividends and interest on financial assets	36		15.623.578.147	8.627.607.186
(-) Increase, (+) decrease of receivables for services provided by securities company	37		1.312.066.620	2.889.038.767
(-) Increase, (+) decrease of other receivables	39		(471.137)	(500.000)
- Increase/(decrease) of other assets	40		(1.569.486.073)	(3.240.238.148)
- Increase/(decrease) of accrued expenses (excluding interest expenses)	41		(4.411.358.254)	(1.708.460.792)
- Increase/(decrease) of prepaid expenses	42		970.236.690	1.258.509.417
(-) Corporate income tax paid	43		(9.547.675.361)	(8.069.118.462)
(-) Interests paid	44		(26.854.507.832)	(21.641.070.112)

CONSOLIDATED CASH FLOW STATEMENT (cont.)

Unit: VND

ITEMS	CODE	NOTE	ACCUMULATED FROM THE BEGINNING OF THE YEAR	
			Current year	Previous year
- Increase/(decrease) of trade payables	45		7.455.940.159	(17.011.817.266)
- Increase/(decrease) of taxes and other obligations to the State Budget (excluding corporate income tax paid)	47		918.300.543	(244.411.547)
- Increase/(decrease) of payables to employees	48		1.931.090.606	383.522.415
- Increase/(decrease) of other payables	50		(2.719.810.149)	(1.628.363.971)
- Other receipts from operating activities	51		(59.031.262)	61.589.779
Net cash flows from operating activities	***60***		**80.561.931.841**	**(438.381.579.719)**
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets, property investments and other assets	61		(2.350.728.000)	(3.070.000.000)
2. Withdrawals of investments in subsidiaries, associates, joint ventures and other investments	64		14.466.250.000	-
3. Dividends, profits shared from long-term financial investments	65		(5.068.629.623)	4.232.724.323
Net cash flows from investing activities	***70***		**7.046.892.377**	**1.162.724.323**
III. Cash flows from financing activities				
1. Loan principal	73		1.652.146.000.000	1.789.342.767.703
1.1. Other loans	73.2		1.652.146.000.000	1.789.342.767.703
2. Repayment for loan principal	74		(1.684.426.000.000)	(1.039.420.237.703)
2.1. Other repayment for loan principal	74.3		(1.684.426.000.000)	(1.039.420.237.703)
Net cash flows from financing activities	***80***		**(32.280.000.000)**	**749.922.530.000**
IV. Net cash flows during the period	**90**		**55.328.824.218**	**312.703.674.604**
V. Beginning cash and cash equivalents	**101**		**198.935.580.572**	**264.497.973.756**
- Cash	101.1		10.511.539.476	71.517.973.756
- Cash equivalents	101.2		188.424.041.096	192.980.000.000
VI. Ending cash and cash equivalents	**103**	1	**254.264.404.790**	**577.201.648.360**
- Cash	103.1		47.994.404.790	78.571.648.360
- Cash equivalents	103.2		206.270.000.000	498.630.000.000

CASH FLOWS OF BROKERAGE AND TRUST ACTIVITIES OF THE INVESTORS

Unit: VND

ITEMS	CODE	NOTE	ACCUMULATED FROM THE BEGINNING OF THE YEAR	
			Current year	Previous year
I. Cash flows of brokerage and trust activities of customers				
1. Cash receipts from disposal of brokerage securities of customers	01		2.749.091.319.280	2.450.157.172.410
2. Cash payments for acquisition of brokerage securities of customers	02		(2.469.212.655.434)	(2.485.643.173.910)
3. Cash receipts for settlement of customers' securities transactions	07		(40.828.726.144)	94.195.326.656
4. The investor's deposits at VSDC	07.1		86.645.000	(94.883.000)
5. Cash receipts from investors for customer investment trust activities	09		66.617.277.209	33.807.564.865
6. Cash payments for investment trust activities of customers	10		(60.454.313.641)	(34.386.044.259)
7. Cash payments for custody fees of customers, other fees	11		(35.854.367.644)	(28.501.682.008)
8. Cash receipt from securities issuers	14		34.821.101.710	17.361.964.601
9. Cash payment to securities issuers	15		(34.821.101.710)	(17.361.964.601)
Increase of net cash flows during the period	**20**		**209.445.178.626**	**29.534.280.754**
II. Customers' beginning cash and cash equivalents	**30**		**138.339.616.961**	**125.244.111.194**
Beginning cash in banks:	31		138.339.616.961	125.244.111.194
- Investors' deposits managed by the Company for securities trading activities	32		68.443.987.580	66.340.180.896
The investor's deposits at VSDC	*32.1*		*1.043.398.289*	*159.067.000*
- Customers' collective deposits for securities transactions	33		69.894.519.446	58.902.820.363
- Deposits of securities issuers	35		1.109.935	1.109.935
III. Customers' ending cash and cash equivalents (40 = 20 + 30)	**40**		**347.784.795.587**	**154.778.391.948**
Ending cash in banks:	41		347.784.795.587	154.778.391.948
- Investors' deposits managed by the Company for securities trading activities	42		65.005.815.388	66.303.655.944
The investor's deposits at VSDC	*42.1*		*1.130.043.289*	*64.184.000*
- Customers' collective deposits for securities transactions	43		282.777.870.264	88.473.626.069
- Deposits of securities issuers	45		1.109.935	1.109.935

DO THI THANH HOA	**NGUYEN THI PHUONG THAO**	**NGUYEN DUC HIEU**
Preparer	**Chief Accountant**	**General Director**
		24 April 2026

CONSOLIDATED STATEMENT OF CHANGES IN OWNER'S EQUITY

As at 31 March 2026

Unit: VND

ITEMS	NOTE	BEGINNING BALANCE		CHANGES DURING THE PERIOD				ENDING BALANCE	
				Previous year		Current year			
		01 January 2025	01 January 2026	Increase	Decrease	Increase	Decrease	31 March 2025	31 March 2026
A	B	1	2	3	4	5	6	7	8
I. Fluctuations in owner's equity									
1. Capital		1.156.126.290.000	1.156.126.290.000	-	-	-	-	1.156.126.290.000	1.156.126.290.000
1.1. Ordinary shares carrying voting rights		1.156.209.640.000	1.156.209.640.000	-	-	-	-	1.156.209.640.000	1.156.209.640.000
1.2. Share premiums		(83.350.000)	(83.350.000)	-	-	-	-	(83.350.000)	(83.350.000)
2. Differences on asset revaluation at the fair value		(138.331.260.846)	2.763.680.745	8.215.288.858	27.514.512.762	7.819.305.901	46.749.734.404	(157.630.484.750)	(36.166.747.758)
3. Retained earnings		229.625.787.132	241.280.114.146	23.536.654.674	-	19.482.642.737	18.954.070.181	253.162.441.806	241.808.686.702
3.1. Realized profit		216.367.655.353	215.891.355.447	20.859.555.243	-	19.482.642.737	14.995.470.465	237.227.210.596	220.378.527.719
3.2. Unrealized profit		13.258.131.779	25.388.758.699	2.677.099.431	-	-	3.958.599.716	15.935.231.210	21.430.158.983
4. Benefits of non-controlling shareholders		1.480.887.904	1.805.708.145	61.589.779	-	-	59.031.262	1.542.477.683	1.746.676.883
Total		**1.248.901.704.190**	**1.401.975.793.036**	**31.813.533.311**	**27.514.512.762**	**27.301.948.638**	**65.762.835.847**	**1.253.200.724.739**	**1.363.514.905.827**
II. Other comprehensive income									
1. Gain/(loss) from revaluation of AFS financial assets		(138.331.260.846)	2.763.680.745	8.215.288.858	27.514.512.762	7.819.305.901	46.749.734.404	(157.630.484.750)	(36.166.747.758)
Total		**(138.331.260.846)**	**2.763.680.745**	**8.215.288.858**	**27.514.512.762**	**7.819.305.901**	**46.749.734.404**	**(157.630.484.750)**	**(36.166.747.758)**

DO THI THANH HOA
Preparer

NGUYEN THI PHUONG THAO
Chief Accountant

CÔNG TY CỔ PHẦN CHỨNG KHOÁN THÀNH CÔNG
S.G.P: 81 - C.T.C.P ★ P. SÀI GÒN - T.P HỒ CHÍ MINH ★

NGUYEN DUC HIEU
General Director
24 April 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2026

I. GENERAL INFORMATION

1. Establishment and Operation License

Thanhcong Securities Company was established and has been operating under the Establishment and Operation License No. 81/UBCK-GP dated 31 January 2008, issued by the State Securities Commission of Vietnam.

During its operation course, the Company has been granted the amended Licenses by the State Securities Commission of Vietnam, regarding the changes in head office's address, legal representative, etc. Currently, the Company has been operating in accordance with the latest amended License No. 36/GPĐC-UBCK dated 02 July 2025.

2. Address

2nd Floor, No. 6 Ho Tung Mau Street, Saigon Ward, Ho Chi Minh City.

3. Charter

The Company's 13th amended Charter was issued on 17 April 2025.

4. Business highlights

- Capital:
  As at 31 March 2026, total charter capital is VND 1.156.209.640.000, owner's equity is VND 1.363.514.905.827, and total assets are VND 2.940.569.292.452.

- Objectives:
  The Company's principal business activity is to provide services of securities brokerage; self-trading securities, securities issuance guarantee and securities investment consultancy.

- Investment restrictions:
  The Company complies with Article 28, Circular No. 121/2021/TT-BTC dated 31 December 2021 and its supplements and amendments as follows:

  - The Company is not entitled to purchase and contribute capital to buy real estate except for use as its head office, branches and transaction offices in direct service to the business operations of the Company.
  - The Company is not entitled to purchase and invest in real estate for use as its head office, branches and transaction offices in direct service to the business operations on the principles of residual value of fixed assets and real estate shall exceed fifty percent (50%) of the total asset value of the Company.
  - The Company is not entitled to use more than seventy percent (70%) of the equity to buy corporate bonds or contribute capital to own other organizations in which it is not entitled to use more than 20% equity to invest in unlisted companies.
  - The Company may not directly or entrust the implementation to other organizations and individuals:
    - ✓ Investing in stocks or contributed capital of the company owning more than fifty percent (50%) of the Company's charter capital, except for odd-lot stock at the client's request;
    - ✓ Together with persons concerned to invest from five percent (5%) or more of another securities company's charter capital;
    - ✓ Investing more than twenty percent (20%) of the total number of stocks and treasury certificates in circulation of a listed company;

- ✓ Investing more than fifteen percent (15%) of the total number of stocks and treasury certificates in circulation of a unlisted company, not applicable to member fund certificates;
- ✓ Investing or contributing capital more than ten percent (10%) of the total contributed capital of a limited liability company or business project;
- ✓ Investing or contributing capital more than fifteen percent (15%) of equity in an organization or business project.

- The Company has been established and has acquired fund management company as its subsidiary company. In this case, the Company must not comply with the following provisions:
  - ✓ Investing more than twenty percent (20%) of the total number of stocks and treasury certificates in circulation of a listed company;
  - ✓ Investing more than fifteen percent (15%) of the total number of stocks and treasury certificates in circulation of a unlisted company, not applicable to member fund certificates;
  - ✓ Investing or contributing capital more than ten percent (10%) of the total contributed capital of a limited liability company or business project.

  Additionally, the Company expected to establish and buy back fund management company as its subsidiary company must meet the following conditions:

  - ✓ The equity, after capital contribution for establishment and acquisition of fund management company, must be at least equal to the legal capital for the business operations the Company are performing;
  - ✓ The ratio of disposable funds after capital contribution for the establishment or acquisition of fund management company must reach at least one hundred eighty percent (180%);
  - ✓ The Company after capital contribution for the establishment or acquisition of fund management company must ensure compliance with following provisions:
    - + Ratio of total debt to equity of the Company shall not exceed 3 times. Value of total debt shall not include customers' deposit for securities transaction, bonus and welfare funds, provision for severance allowances, provision for compensation to investors.
    - + The Company's short-term debt is equal to current assets maximally.

- Structure of the Group

Subsidiaries

Subsidiary	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Thanh Cong Asset Management Company Limited (TCAM)	No. 550 Au Co Street, Bay Hien Ward, Ho Chi Minh City	Managing securities investment fund, securities portfolio, providing consultancy on securities investment	100%	100%	100%
Thanhcong Investment Fund (TCIF)	No. 550 Au Co Street, Bay Hien Ward, Ho Chi Minh City	Investing in securities or other investment assets, including real estate	98%	98%	98%

The Company has no associates and affiliates.

5. Headcount

As at 31 March 2026, the Group's headcount is 73 (headcount at the beginning of the year: 72).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Group companies is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Group companies apply the Vietnamese Accounting Standards and System, Circulars providing accounting guidance applicable to securities companies, including Circular No. 210/2014/TT–BTC dated 30 December 2014 of the Ministry of Finance, Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance regarding the amendment, supplement and replacement of Appendixes 02, 04 of Circular No. 210/2014/TT–BTC dated 30 December 2014, Circular No. 23/2018/TT-BTC dated 12 March 2018 of the Ministry of Finance guiding accounting for covered warrants of securities companies being issuers; Circular No. 125/2011/TT-BTC issued by the Ministry of Finance on 05 September 2011 guiding the accounting applicable to the fund management companies; Decision No. 63/2005/QĐ-BTC issued by the Ministry of Finance on 14 September 2005 promulgating the accounting regulation of the securities investment fund and other regulatory requirements on preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Directors ensures to follow all the requirements of the current Vietnamese Accounting Standards and System, Circulars on the accounting guidance applicable to securities companies, fund management companies and other regulatory requirements on preparation and presentation of the Consolidated Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

All the Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Consolidation bases

The Consolidated Financial Statements include the Financial Statements of the Parent Company and those of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the balance sheet date should also be taken into consideration.

The financial performance of subsidiaries, which is bought or sold during the year, are included in the Consolidated Income Statement from the date of acquisition or until the date of selling investments in those subsidiaries.

The Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same fiscal year and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Intra-group balances in the Statement of Financial Position and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

Benefits of non-controlling shareholders reflect profit or loss and net assets of subsidiary, which are not hold by the Group and presented in a separate item of the Consolidated Income Statement and Consolidated Statement of Financial Position (classified under "Owner's equity"). Benefits of non-controlling shareholders include the values of their non-controlling benefits at the initial date of business combination and those arise within the ranges of changes in owner's equity from the date of business combination. The losses arising in the subsidiaries are attributed equally to the ownership rate of non-controlling shareholders, even if such losses are higher than the interest owned by these shareholders in net assets of the subsidiaries.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as at the balance sheet date.

Cash deposited by customers for securities trading and cash deposited by securities issuers are presented at off-statement of financial position items.

4. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as at the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as at the balance sheet date.

Foreign exchange differences arisen from foreign currency transactions during the year shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For receivables: the buying rate ruling as at the time of transaction of the commercial bank where the Group designates the customers to make payments.
- For payables: the selling rate ruling as at the time of transaction of the commercial bank where the Group supposes to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Group makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For foreign currency deposits: the buying rate of the bank where the Group opens its foreign currency account.
- For monetary items in foreign currencies classified as other assets: the buying rate of Eximbank, where the Group frequently conducts transactions.
- For monetary items in foreign currencies classified as liabilities: the selling rate of Eximbank, where the Group frequently conducts transactions.

5. Financial assets at fair value through profit or loss (FVTPL)

Financial assets recognized at fair value through profit or loss are financial assets which satisfy either of the following conditions:

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

Financial assets at fair value through profit or loss are initially recorded at cost (purchase costs exclusive of transaction costs arising from purchases of these financial assets) and subsequently recorded at fair value.

The positive difference due to revaluation of financial assets at FVTPL as compared to previous year is recognized into the item "Gains from revaluation of financial assets at FVTPL" in the Consolidated Income Statement. The negative difference due to revaluation of financial assets at FVTPL as compared to previous year is recognized into the item "Losses from revaluation of financial assets at FVTPL" in the Consolidated Income Statement.

The purchase costs of financial assets at FVTPL are recognized to transaction costs in the Consolidated Income Statement when incurred.

6. Available-for-sale financial assets (AFS)

Available-for-sale financial assets are non-derivative financial assets classified as available for sale; or not classified as loan and receivables, held-to-maturity investments, financial assets at fair value through profit or loss.

Available-for-sale financial assets are initially recognized at cost (including the purchase cost and other transaction costs). After initial recognition, these financial assets are recorded at fair value in the Group's Consolidated Statement of Financial Position; unless financial assets are equity instruments without listed price in the market and investments with value cannot be measured reliably, they are kept being recognized at cost.

Differences from revaluation of AFS financial assets at fair value compared to the previous year are presented in item "Gains/(losses) from revaluation of AFS financial assets" under "Other comprehensive income" in the Consolidated Income Statement.

At the date of the Consolidated Statement of Financial Position, the Group also assesses whether there is objective evidence that AFS financial assets are impaired. In case of equity instruments, the impairment evidence includes a significant or prolonged decrease in the fair value of the investment lower than its original cost; in which "significant" refers to the assessment of difference compared to the original cost of the investment and "prolonged" refers to the period during which the fair value is lower than its original cost. When an impairment is identified, the entire accumulated loss relating to the impaired AFS financial assets recognized in item "Differences on asset revaluation at the fair value" under equity is reclassified and recognized in item "Losses and recognition of fair value changes on AFS financial assets upon reclassification" in the Consolidated Income Statement. The impairment loss is measured as a difference between the cost and the fair value at the time of assessment.

7. Held-to-maturity investments (HTM)

Held-to-maturity financial assets are non-derivative financial assets with fixed or determinable payments, fixed maturity that the Group has positive intention and ability to hold to maturity, excluding:

- Financial assets classified as FVTPL financial assets at initial recognition;
- Financial assets classified as AFS financial assets;
- Financial assets qualifying conditions to be classified as loans and receivables.

HTM financial assets are initially recorded at cost (inclusive of purchase cost plus (+) transaction costs arising directly from purchases of these assets, such as brokerage fee, trading fee, issuance agent fee and bank charges). After initial recognition, HTM financial assets are subsequently measured at amortized cost using effective interest rate method.

Amortized cost of HTM 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 rate method of any difference between that initial amount and the maturity amount, and minus any reduction (directly or through the use of an allowance account) for impairment or irrecoverability.

The effective interest rate method is a method of calculating the allocated cost on interest income or interest expense in the period of a financial asset or a group of HTM investments.

Effective interest rate is the rate that exactly discounts estimated future cash payments or receipt through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset.

HTM investments are subject to an assessment of impairment at the date of the Consolidated Statement of Financial Position. Provision is made for an HTM investment when there is any objective evidence that the investment is unrecoverable or there is uncertainty of recoverability, resulting from one or more events that have occurred after the initial recognition of the investment and that event has an impact on the estimated future cash flows of the investment that can be reliably estimated. Evidence of impairment may include a drop in the market value/fair value (if any) of the investment, indications that the debtors or a group of debtors are experiencing significant financial difficultly, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is a

measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults. When there is any evidence of impairment, provision for an HTM investment is determined as the negative difference between its fair value and amortized cost at the assessment date. Any increase/decrease in the balance of provision is recognized in the Income Statement under "Provision expense for diminution in value and impairment of financial assets and doubtful receivables, and borrowing costs of loans".

8. Loans

Loans are non-derivative financial assets with fixed or identifiable payments in compliance with current legal regulations applicable to securities businesses. Loans are initially recognized at cost. After initial recognition, loans are subsequently measured at amortized cost using effective interest rate method.

Commitments on loans include:

- Margin Trading Contract;
- Securities Sale Advance Contract.

Loans are assessed for impairment as at the balance sheet date. Provisions for loans are made on the basis of estimated loss arising, which is the difference between market value of collateralized securities and the balances of these loans. Any increase/decrease in the balance of provision is recognized in the Consolidated Income Statement under "Provision expense for diminution in value and impairment of financial assets and doubtful receivables, and borrowing costs of loans".

9. Derecognition of financial assets

Financial assets (or part of a group of similar financial assets) shall be derecognized if:

- The rights to receive cash flows from financial assets have expired; or,
- The Group has transferred its rights to receive cash flows from financial assets or has assumed an obligation the received cash flows in full without material delay to a third party through pass-through arrangement; and:
  - The Group has transferred most of risks and benefits incident to assets, or
  - The Group has neither transferred nor retained most of risks and benefits incident to assets but the control of assets has been transferred.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through 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 recognized to the extent of the Group's continuing involvement in the asset. In that case, the Group also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

10. Reclassification of financial assets

The Group is required to reclassify financial assets to their applicable categories if their purpose or ability to hold have changed, consequently:

- Non-derivative financial assets at FVTPL that are not required to be classified as FVTPL at initial recognition may be reclassified as loans and receivables in limited circumstances or cash and cash equivalents if meeting certain criteria for reclassification. Gains and losses from revaluation of financial assets at FVTPL arising before the reclassification are not reversed.
- If the change in intention/ability to hold a financial asset results in it being inappropriately reclassified as a HTM asset, that asset must be reclassified into AFS group and re-measured at fair value. Difference between its carrying value and its fair value is recognized in the Income Statement – Changes in fair value of reclassified assets.

11. Market value/fair value of financial assets

Financial asset impairment is assessed as at the date of Consolidated Statement of Financial Position.

Provision are made for the devaluation of transferable financial assets on the market at the balance sheet date corresponding to the difference between the carrying value and the actual market value as at the latest transaction date but no longer than one month up to the date of provisions made under the guidance of Circular No. 114/2021/TT-BTC dated 17 December 2021 of the Ministry of Finance. Any increase/decrease in the balance of provision is recognized in the Consolidated Income Statement under "Provision expense for diminution in value and impairment of financial assets and doubtful receivables, and borrowing costs of loans".

Market value/fair value of securities is determined on the following basis:

- For securities listed on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, their market prices are their closing prices on the trading day preceding the date of revaluation.
- For unlisted securities but registered for trading on UPCom, their market prices are the average closing price on the trading day preceding the date of revaluation.
- For delisted securities or suspended trading securities from the sixth day afterward, their prices are the carrying value as at the latest balance sheet date.
- The market price for unlisted securities and securities unregistered for trading used as a basis for setting up the provision is the average of actual trading prices quoted by three (03) securities companies conducting transactions within one month preceding to the date of revaluation.
- For securities which do not have reference prices from the above sources, the impairment is determined based on the financial performance and carrying value of securities issuers as at 31 March 2026.

12. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions between the Group and customers who are independent to the Group.

Allowance is made for each doubtful debt on the basis of the debt age or estimated loss according to Article 6, Circular No. 48/2019/TT-BTC dated 08 August 2019 as follows:

- As for overdue debts:
  - 30% of the value of debts overdue between 6 months and less than 1 year.
  - 50% of the value of debts overdue between 1 year and less than 2 years.
  - 70% of the value of debts overdue between 2 years and less than 3 years.
  - 100% of the value of debts overdue more than 3 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as at the balance sheet date are recorded into item "General and administration expenses" on the Consolidated Income Statement.

13. Prepaid expenses

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several fiscal years. Prepaid expenses of the Group mainly include expenses of tools, office rental, office repairing and renovating expenses, telecommunications and line charges.

Expenses of tools

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 3 years.

Office rental, office repairing and renovating expenses, telecommunications and line charges

These expenses are allocated into expenses in accordance with straight-line method based on the valid term of contract for the maximum period of 3 years.

14. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Group's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

15. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Group to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the year.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

Fixed assets	Years
Machinery and equipment	05 - 08
Vehicles	10
Office equipment	06 - 08

16. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Group to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the year only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

The Group's intangible fixed assets mainly include computer software. Costs of computer software include all the expenses paid by the Group until the date the software is put into use. Computer software is amortized in accordance with the straight-line method from 3 to 8 years.

17. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Group in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

If the business combination covers some accounting periods, the cost of business combination equals the total investment made at the date of obtaining the control of subsidiaries plus the amount of previous investments which are re-evaluated at fair value as at the date of obtaining the control of subsidiaries. The difference between the re-evaluated amount and the cost of investment shall be recorded in the financial performance provided that the Group does not have any significant influence on subsidiaries prior the date of obtaining the control and the investment in subsidiaries is presented in line with the cost method. In case where the Group has significant influence on the subsidiaries prior the date of obtaining the control the investment in subsidiaries is presented in line with the equity method, the difference between the re-evaluated amount and the cost of investment determined in line with the equity method shall be recorded in the financial performance; and the difference between the investment determined in line with the equity method and the cost of investment shall be directly recorded in "Retained earnings" of the Consolidated Statement of Financial Position.

The excess of the cost of business combination over the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date obtaining the control of subsidiaries is recognized as goodwill. If the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date of obtaining the control of subsidiaries exceeds the cost of business combination, the difference will be included in the financial performance.

The benefit of non-controlling shareholders as at the date of business combination is initially measured on the basis of the ownership share of non-controlling shareholders in the fair values of the assets, the liabilities and the inherent liabilities recognized.

18. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Group.

- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Consolidated Statement of Financial Position on the basis of their remaining term as at the balance sheet date.

19. Owner's equity

Capital

Capital is recorded into charter capital according to historical costs.

Retained earnings

Retained earnings include realized and unrealized profits.

Unrealized profit of the fiscal year is total difference between gain or loss arising from revaluation of financial assets at FVTPL or other financial assets charged into the Consolidated Income Statement.

Realized profit of the fiscal year is the net difference between total revenue, income and total expenses in the Consolidated Income Statement of the Group, except for gain or loss arising from revaluation of financial assets recognized in unrealized profit.

Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Parent Company as well as Vietnamese legal regulations.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of profit such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

20. Recognition of sales and income

Sales shall be recognized when the Group's ability for receiving economic benefits can be measured reliably. Sales shall be measured at the fair value of the amounts received or shall probably receive after deducting trade discounts, sales allowances and sales returns. Sales and income shall be recognized when all of the following conditions are satisfied:

Sales from securities brokerage service

When the contract outcome can be measured reliably, sales shall be recognized by reference to the stage of completion. In case the outcome of the contracts cannot be estimated reliably, sale is recognized only to extent of the expenses recognized which are recoverable.

Income from securities trading

Income from securities trading is determined by the difference between the selling price and average costs of securities.

Interest income

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

Dividends

Income is recognized when the Group's entitlement as an investor to receive the dividend is established, except for dividend received in shares which only the number of shares is updated.

Revenue from other services

Where the contract outcome can be measured reliably, revenue is recognized by reference to the stage of completion.

Where the outcome of the contracts cannot be reliably measured, is recognized only to extent of the expenses recognized which are recoverable.

Other income

Other income includes income from irregular activities other than income-generated activities, i.e. proceeds from liquidation and disposal of fixed assets; fines paid by customers for their contract violations; collected insurance compensation; collected debt which had been written off and included into the previous year's expenses; payables which are now recorded as income increase as the owners no longer exist; collected tax amounts which now are reduced and refunded; other receivables recorded as other income as regulated at Vietnamese Accounting Standard No. 14 – Revenue and other income.

21. Calculation method of costs of securities trading

The Group applies mobile average method to calculate costs of equity securities sold.

22. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

23. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Consolidated Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as at the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as at the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as at the balance sheet date. Deferred income tax is recognized in the Consolidated Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Group shall offset deferred tax assets and deferred tax liabilities if:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
  - Of the same subject to corporate income tax; or
  - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

24. Related parties

A party is considered a related party of the Group in case that party is able to control the Group or to cause material effects on the financial decisions as well as the operations of the Group. A party is also considered a related party of the Group in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

25. Nil balances

Items or balances required by Circulars No. 210/2014/TT-BTC dated 30 December 2014, No. 334/2016/TT-BTC dated 27 December 2016 and No. 146/2014/TT-BTC dated 06 October 2014 issued by the Ministry of Finance that are not shown in these Consolidated Financial Statements indicate nil balance.

V. FINANCIAL RISK MANAGEMENT

Risk management is integral to the whole business of the Group. The Group has a system of control in place to achieve an acceptable balance between the cost of risks occurring and the cost of managing

the risks. The Board of Directors continually monitors the Group's risk management process to ensure that an appropriate balance between risk and control is achieved.

The Group is exposed to the following financial risks: credit risk, liquidity risk and market risk. The Board of Directors is responsible for setting policies and controls to minimize financial risks as well as to monitor the implementation of such policies and controls.

1. Credit risk

Credit risk is the risk that one contractual party will cause a financial loss for the Group by its failure to pay for its obligations.

Credit risk of the Group mainly arises from its cash in bank, financial assets, receivables and other assets.

Cash in bank

The Group's deposits are primarily in the well-known banks in Vietnam. Credit risk to bank deposits is managed by the Group's risk management department. Maximum credit risk to items in the Consolidated Statement of Financial Position is their carrying values. The Group realizes the credit risk level arising from cash in bank is low.

Financial assets

The Group controls credit risk involving investments into financial assets by its control policies, processes and procedures. The Group only invests in shares, bonds and fund certificates of entities whose financial position is good, stable and they own major brands in Vietnam. The Group recognizes that credit risk to financial assets is low.

Receivables

The Group's receivables include receivables from disposal of financial assets; receivables and accruals from dividends and interest on financial assets; loans given and other receivables.

The Group controls credit risk involving receivables for loans by its control policies, processes and procedures associated to margin loans and securities sale advance to customers. The Group only accepts margin loans for securities permitted for margin trading under the Margin Lending Regulation. Credit limit is controlled on the basis of collateral value and trust in customer's transactions.

The Group controls credit risk involving other receivables by its relevant control policies, processes and procedures. Credit quality of customers is measured on the basis of the Board of Directors' assessment.

The Group regularly monitors unrecovered receivables. For major customers, the Group regularly reviews for credit quality devaluation. The Group seeks to maintain strict control over outstanding receivables to minimize credit risk. On this basis and that the receivables are related to many different subjects, credit risk is not focused on any significant subject.

Apart from receivables for doubtful debts of which the allowances have been made as presented at Note No. VI.4, all of financial assets of the Group are not overdue and devaluated.

2. Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting obligations associated with financial liabilities.

The Group's liquidity risks mainly arise from the differences in maturity dates of financial assets and financial liabilities.

The Group controls liquidity risk by regularly following up the current payment requests as well as estimated payment requests in the futures to maintain an appropriate amount of cash, supervising the cash flows actually arisen in comparison with estimation to minimize the effects of the changes in cash flows to the Group.

The term of payments to financial liabilities based on contract payment term is 1 year or less.

The Board of Directors believes that the risk level associated with payments to financial liabilities is low. The Group has sufficient capacity to settle all financial obligations when they are due from its operating cash flows and from the amounts receivable from mature financial assets.

3. Market risk

Market risk is the risk that the fair value or cash flows in the future of a financial instrument will fluctuate due to changes in market prices.

Market risks exposed to the operations of the Group include foreign currency risk, interest rate risk and securities price risk.

Foreign currency risk

Foreign currency risk is the risk that the fair value or cash flows of a financial instrument will fluctuate due to changes in exchange rates.

The Board of Directors believes that the effects due to fluctuations in exchange rates on profit before tax and owner's equity of the Group are unremarkable.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Group's interest rate risk substantially relates to cash and short-term deposits. These investments are mainly short-term in nature and they are not held by the Group for speculative purposes.

The Group controls the interest rate risk by analyzing the competitive structure of the market to obtain relevant interest policies, which are favorable for its purposes within its risk management limits.

Sensitivity analysis is not performed for the interest rate risk since bank deposits are primarily at fixed rate.

Securities price risk

The securities held by the Group may be affected by the risks in values in the future of these shares. The Group manages the risks in prices of securities by setting an investment limits and diversifying its investment portfolio.

The Board of Directors believes that the effects due to fluctuations in share prices on profit before tax and owner's equity of the Group are unremarkable.

VI. ADDITIONAL INFORMATION ON THE ITEMS OF STATEMENT OF FINANCIAL POSITION

1. CASH AND CASH EQUIVALENTS: *(Unit: VND)*

Items	Ending balance	Beginning balance
Bank deposits for the Company's operation	47.994.404.790	10.511.539.476
Cash equivalents (*)	206.270.000.000	188.424.041.096
Total	**254.264.404.790**	**198.935.580.572**

(*) Cash equivalents represent short-term bank deposits with maturities of no more than three months.

2. VALUE AND VOLUME OF SECURITIES TRANSACTIONS DURING THE PERIOD

Items	Volume of transactions during the 1st quarter of 2026	Value of transactions during the 1st quarter of 2026
a) The Group	**36.922.182**	**3.647.590.602.838**
- Stock	12.742.604	603.430.692.838
- Bonds	23.400.000	3.034.159.910.000
- Other securities	779.578	10.000.000.000
b) Investors	**297.199.974**	**5.534.607.191.187**
- Stock	292.462.928	5.526.604.014.883
- Bonds	1.746	235.051.304
- Other securities	4.735.300	7.768.125.000
Total	**334.122.156**	**9.182.197.794.025**

3. FINANCIAL ASSETS

3.1 Financial assets at fair value through profit or loss (FVTPL): *(Unit: VND)*

Items	Ending balance		Beginning balance	
	Original costs	Fair values	Original costs	Fair values
Listed shares	***58.176.228.250***	***56.386.048.600***	***74.416.437.639***	***79.422.528.250***
HPG	8.580.000.000	8.742.500.000	8.693.779.121	9.900.000.000
CTG	10.781.878.250	10.435.048.600	11.817.190.114	12.926.878.250
MSN	6.160.000.000	6.040.000.000	6.537.335.400	6.160.000.000
MWG	7.072.000.000	6.544.000.000	5.683.149.105	7.072.000.000
Other shares	25.582.350.000	24.624.500.000	41.684.983.899	43.363.650.000
Unlisted shares	***10.010.700.000***	***9.704.189.263***	***10.700.000***	-
Fund certificates of the KDEF Fund	10.000.000.000	9.704.189.263	-	-
TRI	10.700.000	-	10.700.000	-
Total	**68.186.928.250**	**66.090.237.863**	**74.427.137.639**	**79.422.528.250**

3.2 Held-to-maturity investments (HTM): *(Unit: VND)*

Items	Ending balance	Beginning balance
Fixed-term deposits with maturities from 3 months to 12 months	1.031.600.000.000	1.031.660.000.000
Total	**1.031.600.000.000**	**1.031.660.000.000**

3.3 Loans: *(Unit: VND)*

Items	Ending balance		Beginning balance	
	Original costs	Fair values	Original costs	Fair values
Principal of margin loans	694.954.745.033	694.954.745.033	787.775.424.435	787.775.424.435
Principal of securities sale advance	171.403.500.375	171.403.500.375	27.589.770.087	27.589.770.087
Total	**866.358.245.408**	**866.358.245.408**	**815.365.194.522**	**815.365.194.522**

3.4 Available-for-sale financial assets (AFS): *(Unit: VND)*

Items	Ending balance		Beginning balance	
	Original costs	Fair values	Original costs	Fair values
Listed shares	***561.266.152.896***	***509.087.011.800***	***669.547.086.843***	***653.645.512.250***
BBT	33.056.520.000	24.092.040.000	33.056.520.000	23.718.520.000
HPG	91.520.837.922	95.369.646.000	124.760.412.473	127.705.776.000
KDH	87.490.387.978	71.077.760.000	99.410.148.201	97.790.490.000
CTG	130.167.229.515	141.751.145.250	130.167.229.515	141.751.145.250
MSN	65.727.933.837	63.155.750.000	46.471.548.101	45.430.000.000
Other shares	220.861.791.720	190.408.760.000	235.681.228.553	217.249.581.000
Unlisted Shares	***47.000.000.000***	***53.872.575.000***	***47.000.000.000***	***56.605.437.000***
Fund certificates of the TCGF Fund	47.000.000.000	53.872.575.000	47.000.000.000	56.605.437.000
Total	**608.266.152.896**	**562.959.586.800**	**716.547.086.843**	**710.250.949.250**

3.5 Fluctuations in investments by group due to revaluation at ending market value: *(Unit: VND)*

No.	Financial assets	Ending balance				
				Difference due to revaluation		
		Purchasing price	Market value or ending value	Increase	Decrease	Revaluated value
I	**Financial assets at fair value through profit or loss FVTPL**	**68.186.928.250**	**66.090.237.863**	**1.442.350.000**	**3.539.040.387**	**66.090.237.863**
1	Listed shares	58.176.228.250	56.386.048.600	1.442.350.000	3.232.529.650	56.386.048.600
2	Unlisted shares	10.010.700.000	9.704.189.263	-	306.510.737	9.704.189.263
II	**Available-for-sale financial assets AFS**	**608.266.152.896**	**562.959.586.800**	**14.899.364.834**	**60.205.930.930**	**562.959.586.800**
1	Listed shares	561.266.152.896	509.087.011.800	8.026.789.834	60.205.930.930	509.087.011.800
2	Unlisted shares	47.000.000.000	53.872.575.000	6.872.575.000	-	53.872.575.000
	Total	**676.453.081.146**	**629.049.824.663**	**16.341.714.834**	**63.744.971.317**	**629.049.824.663**

No.	Financial assets	Beginning balance				
				Difference due to revaluation		
		Purchasing price	Market value or ending value	Increase	Decrease	Revaluated value
I	**Financial assets at fair value through profit or loss FVTPL**	**74.427.137.639**	**79.422.528.250**	**6.970.379.371**	**1.974.988.760**	**79.422.528.250**
1	Listed shares	74.416.437.639	79.422.528.250	6.970.379.371	1.964.288.760	79.422.528.250
2	Unlisted shares	10.700.000	-	-	10.700.000	-
II	**Available-for-sale financial assets AFS**	**716.547.086.843**	**710.250.949.250**	**31.110.773.656**	**37.406.911.249**	**710.250.949.250**
1	Listed shares	669.547.086.843	653.645.512.250	21.505.336.656	37.406.911.249	653.645.512.250
2	Unlisted shares	47.000.000.000	56.605.437.000	9.605.437.000	-	56.605.437.000
	Total	**790.974.224.482**	**789.673.477.500**	**38.081.153.027**	**39.381.900.009**	**789.673.477.500**

4. SHORT-TERM RECEIVABLES AND SHORT-TERM PREPAYMENTS: *(Unit: VND)*

Items	Ending balance	Beginning balance
Receivables and accruals from dividends and interest on investments	**34.933.405.752**	**40.487.583.255**
Receivables from disposal of financial assets	8.175.260.000	17.552.841.400
Receivables for dividends - common shares	68.900.000	-
Receivables from interests on margin activities	7.242.263.708	10.080.684.515
Accruals for deposit interests	19.446.982.044	12.854.057.340
Receivables from services provided by the Company	**1.869.849.038**	**3.258.661.596**
Receivables for securities brokerage commission	354.558.483	114.102.876
Receivables for personal income tax on securities transfer of investors	596.887.852	95.621.875
Receivables from consultancy services and securities agency	918.402.703	2.972.190.907
Other service receivables	**96.368.000**	**1.031.234.400**
Prepayments to suppliers	96.368.000	1.031.234.400
Prepayments to other suppliers	**36.899.622.790**	**44.777.479.251**
Total	**34.933.405.752**	**40.487.583.255**

5. OTHER RECEIVABLES: *(Unit: VND)*

Items	Ending balance	Provision	Beginning balance	Provision
Receivables from Mr. Doan Quang Sang [(i)]	1.758.671.133	(1.758.671.133)	1.758.671.133	(1.758.671.133)
Other receivables	73.255.326	(72.684.150)	72.784.189	(72.684.150)
Total	**1.860.812.751**	**(1.831.355.283)**	**1.831.455.322**	**(1.831.355.283)**

[(i)] This is the receivable from Mr. Doan Quang Sang - a Company's shareholder, equivalent to the value of 400.000 shares in association to the lawsuit between the Company and Mr. Nguyen Thanh Chung.

Mr. Doan Quang Sang provided authorization related to all rights and obligations associated to 200.000 shares (equivalent to VND 2.000.000.000) which were currently under his name to the Company's legal representative.

On 04 August 2021, the People's Court of Ho Chi Minh City released the Judgment No. 1145/2020/KDTM-ST accepting of all claims of the Company, forcing Mr. Doan Quang Sang to pay the amount of VND 6.469.120.000, including the principal of VND 4.000.000.000 and remainders of VND 2.469.120.000. On 17 February 2021, Ho Chi Minh City Civil Judgment Enforcement Department also released Decision No. 1586/QĐ-CTHADS for judgment enforcement.

On 19 July 2024, the People's Court of Ho Chi Minh City released the Judgment No. 15100/TB-THADS regarding the handling of funds from the sale of shares to secure the judgment enforcement, the company has received the enforcement payment of VND 2.241.328.867. As to 31 March 2026, the Company has provision for receivables from Mr. Doan Quang Sang in the amount of VND 1.758.671.133.

6. PREPAID EXPENSES: *(Unit: VND)*

Items	Ending balance	Beginning balance
Short-term prepaid expenses	**2.957.294.876**	**3.595.962.984**
Tools	1.631.880	14.735.520
Office rental	330.480.000	968.760.000
Telecommunications and line charges	2.169.041.089	1.928.150.339
Other short-term prepaid expenses	456.141.907	684.317.125
Long-term prepaid expenses	**1.771.809.594**	**2.103.378.176**
Tools, office stationery	175.704.569	244.046.035
Office repairing and renovating expenses	1.144.623.409	1.437.341.992
Telecommunications and line charges, maintenance expenses	130.065.422	14.645.048
Other long-term prepaid expenses	321.416.194	407.345.101
Total	**4.729.104.470**	**5.699.341.160**

7. LONG - TERM INVESTMENTS: *(Unit: VND)*

Items	Ending balance	Beginning balance
Other long-term investments	**27.211.800.000**	**41.678.050.000**
Seoul Metal Vietnam Joint Stock Company	27.211.800.000	27.211.800.000
TQ Landscape Joint Stock Company	-	10.060.000.000
Iris Land Joint Stock Company	-	4.406.250.000
Total	**27.211.800.000**	**41.678.050.000**

8. OTHER NON-CURRENT ASSETS

8.1 Deposits to the settlement assistance fund: *(Unit: VND)*

Deposits to the Settlement Assistance Fund reflect the deposits at Viet Nam Securities Depository and Clearing Corporation (VSDC).

According to the Decision No. 40/QĐ-HĐTV dated 29 April 2025 of the Board of Members of VSDC, regarding the Regulation on management and utilization of the Settlement Assistance Fund, the Company is required to deposit an initial amount of VND 120.000.000 at VSDC and an additional annual contribution of 0,01% of total value of brokered shares, fund certificates, warrants, and corporate bonds (excluding privately placed corporate bonds) traded on the Stock Exchanges and settled of the preceding year, but not exceeding VND 2.500.000.000/year.

Changes in deposits to the Settlement Assistance Fund are as follows:

Items	Ending balance	Beginning balance
Beginning payments	120.000.000	120.000.000
Additional payments	12.086.601.975	10.094.484.043
Periodically allocated interests	2.360.394.944	1.852.512.876
Total	**14.566.996.919**	**12.066.996.919**

8.2 Other non-current assets: *(Unit: VND)*

Other non-current assets are the contributions to the Derivative Clearing Fund during the year.

According to Circular No. 58/2021/TT-BTC dated 12 July 2021 providing guidelines for some articles of Decree No. 158/2020/NĐ-CP dated 31 December 2020 on derivative securities and derivative securities market, the Company is required to contribute an initial minimum amount of VND 10.000.000.000 to the Derivative Clearing Fund at Viet Nam Securities Depository and Clearing Corporation as a direct clearing member. Every month, this corporation revaluates the scale of the Clearing Fund and determines the contribution obligations of each member on the basis of transaction volume, fluctuation in market prices, financial obligations, risk levels, and other criteria.

The contribution amount of each clearing member which is determined in the periodical revaluation shall not be lower than the initial minimum contribution amount as prescribed.

In case the sum of contribution amounts made to the clearing fund is higher than the required contribution amount, the clearing member is entitled to withdraw the gap amount.

In case the sum of contribution amounts made to the clearing fund is lower than the required contribution amount, the clearing member is obliged to make additional contribution to cover the gap.

Changes in deposits to the Derivatives Clearing Fund are as follows:

Items	Ending balance	Beginning balance
Beginning payments	10.000.000.000	10.000.000.000
Periodically allocated interests	26.880.432	21.936.927
Total	**10.026.880.432**	**10.021.936.927**

9. TANGIBLE FIXED ASSETS: *(Unit: VND)*

Items	Machinery and equipment	Transport vehicles	Office equipment	Total
Historical costs				
As at 01 January 2026	23.882.075.490	-	753.246.027	24.635.321.517
New acquisition	2.350.728.000	-	-	2.350.728.000
As at 31 March 2026	**26.232.803.490**	**-**	**753.246.027**	**26.986.049.517**
Depreciation				
As at 01 January 2026	(18.532.113.326)	-	(488.680.796)	(19.020.794.122)
Depreciation during the period	(663.258.171)	-	(22.382.385)	(685.640.556)
As at 31 March 2026	**(19.195.371.497)**	**-**	**(511.063.181)**	**(19.706.434.678)**
Netbook values				
As at 01 January 2026	5.349.962.164	-	264.565.231	5.614.527.395
As at 31 March 2026	**7.037.431.993**	**-**	**242.182.846**	**7.279.614.839**

The total original cost of tangible fixed assets remaining, including assets that have been fully depreciated but still in use VND 8.952.093.490 (As at 31 December 2025: VND 8.848.524.490).

10. INTANGIBLE FIXED ASSETS: *(Unit: VND)*

Items	Computer software	Other Intangible fixed assets	Total
Historical costs			
As at 01 January 2026	44.741.524.894	585.300.000	45.326.824.894
New acquisition	-	-	-
As at 31 March 2026	**44.741.524.894**	**585.300.000**	**45.326.824.894**
Amortization			
As at 01 January 2026	(31.893.606.416)	(585.300.000)	(32.478.906.416)
Depreciation during the period	(917.489.126)	-	(917.489.126)
As at 31 March 2026	**(32.811.095.542)**	**(585.300.000)**	**(33.396.395.542)**
Netbook values			
As at 01 January 2026	12.847.918.478	-	12.847.918.478
As at 31 March 2026	**11.930.429.352**	**-**	**11.930.429.352**

The total original cost of intangible fixed assets, including assets that have been fully depreciated but still in use VND 19.263.410.894 (As at 31 December 2025: VND 19.201.665.894).

11. SHORT – TERM BORROWINGS: *(Unit: VND)*

Items	Ending balance	Beginning balance
Bank loans, financial institutions	1.545.720.000.000	1.531.500.000.000
Short-term borrowings from other entities	2.000.000.000	48.500.000.000
Total	**1.547.720.000.000**	**1.580.000.000.000**

12. SHORT – TERM PAYABLES

12.1 Payables for securities trading activities: *(Unit: VND)*

Items	Ending balance	Beginning balance
Transaction fees payable to the Stock Exchange	787.267.097	669.156.908
Payable for VSDC services (Depository fees, right to purchase. ..)	2.553.246.864	2.621.163.739
Total	**3.340.513.961**	**3.290.320.647**

12.2 Trade payables: *(Unit: VND)*

Items	Ending balance	Beginning balance
Payable to purchase financial assets	11.520.000.000	4.113.190.000
Short-term trade payables	106.810.356	57.680.197
Total	**11.626.810.356**	**4.170.870.197**

12.3 Short-term accrued expenses: *(Unit: VND)*

Items	Ending balance	Beginning balance
External services rendered	177.000.000	121.200.000
Loan interest expenses	2.973.802.499	3.739.529.748
Other administration expenses	424.874.296	4.892.032.550
Total	**3.575.676.795**	**8.752.762.298**

13. TAXES AND OTHER OBLIGATIONS TO THE STATE BUDGET: *(Unit: VND)*

Items	Opening balance	Amount payable in the period	Amount paid/deducted in the period	Closing balance
Corporate income tax	9.547.675.361	-	(9.547.675.361)	-
Personal income tax	1.467.840.779	8.877.677.992	(8.129.557.928)	2.215.960.843
VAT on local sales	44.399.508	141.949.131	(149.763.045)	36.585.594
Foreign Contractor Tax	4.212.773	336.594.760	(158.600.367)	182.207.166
Total	**11.064.128.421**	**9.356.221.883**	**(17.985.596.701)**	**2.434.753.603**

14. DEFERRED INCOME TAX

Deferred income tax liabilities are related to unrealized gain/(loss) from revaluation of increase/(decrease) of financial assets. The corporate income tax rate used for determining deferred income tax liabilities is 20%.

15. OWNER'S EQUITY

15.1 Owner's investment capital

	Ending balance	Beginning balance
Authorized to issue and has contributed sufficient capital		
Number of shares	115.620.964	115.620.964
Face value (VND/share)	10.000	10.000
Value (VND)	**1.156.209.640.000**	**1.156.209.640.000**
Share premiums	(83.350.000)	(83.350.000)

The Group only issues one type of common share that is not entitled to fixed yields. The shareholders holding common shares are entitled to receive dividends upon declaration and are entitled to one vote per share at the shareholders' meetings of the Group. All shares enjoy the same right to inherit the Group's net assets.

List of the Group's shareholders as at the balance sheet date is as follows:

Shareholders	Ending balance	Beginning balance
Saigon 3 Capital Investment Company Limited	633.510.590.000	633.510.590.000
Saigon 3 Jean Company Limited	34.350.000.000	34.350.000.000
Other shareholders	488.349.050.000	488.349.050.000
Total	**1.156.209.640.000**	**1.156.209.640.000**

15.2 Retained earnings: *(Unit: VND)*

Items	Ending balance	Beginning balance
Retained realized profit	220.378.527.719	215.891.355.447
Unrealized profit	21.430.158.983	25.388.758.699
Total	**241.808.686.702**	**241.280.114.146**

15.3 Benefits of non-controlling shareholders: *(Unit: VND)*

This item reflects the benefits of non-controlling shareholders incurred from the investment in Thanhcong Investment Fund (a subsidiary).

16. ADDITIONAL INFORMATION ON OFF- CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS FOR THE 1st QUARTER OF 2026

16.1 Investors' deposits: *(Unit: VND)*

Items	Ending balance	Beginning balance
Investors' deposits for securities trading activities managed by the Company	65.005.815.388	68.443.987.580
The investor's deposits at VSDC	*1.130.043.289*	*1.043.398.289*
Investors' collective deposits for securities trading activities	282.777.870.264	69.894.519.446
Deposits of securities issuers	1.109.935	1.109.935
Total	**347.784.795.587**	**138.339.616.961**

16.2 Payables to the investors: *(Unit: VND)*

Items	Ending balance	Beginning balance
Payables to local investors relating to their deposits at the securities company for securities trading	63.511.238.773	66.965.625.255
Payables to overseas investors relating to their deposits at the securities company for securities trading	1.494.576.615	1.478.362.325
Total	**65.005.815.388**	**68.443.987.580**

17. INCOME

17.1 Gain/(loss) from disposal of financial asset: *(Unit: VND)*

No.	Investment portfolio	Numbers	Value	The weighted average cost to the end of the transaction date	Gain/(loss) from disposal of securities during the 1st quarter of 2026	Gain/(loss) from disposal of securities during the 1st quarter of 2025
I	**Gain**	**6.935.794**	**274.642.289.090**	**248.234.618.379**	**26.407.670.711**	**33.341.429.850**
	Listed shares	6.935.794	274.642.289.090	248.234.618.379	26.407.670.711	33.341.369.850
	Gain from the position of derivative securities	-	-	-	-	60.000
II	**Loss**	**15.059.660**	**1.613.798.103.924**	**1.630.442.825.392**	**(16.644.721.468)**	**(200.575.974)**
	Listed shares	3.359.660	96.813.443.924	113.267.575.392	(16.454.131.468)	(61.095.974)
	Listed bonds	11.700.000	1.516.984.660.000	1.517.175.250.000	(190.590.000)	(139.480.000)
	Total	**21.995.454**	**1.888.440.393.014**	**1.878.677.443.771**	**9.762.949.243**	**33.140.853.876**

17.2 Gain/(loss) from revaluation of FVTPL financial assets: *(Unit: VND)*

No.	Financial asset portfolio	Carrying purchase value	Fair value	Revaluation difference for this period	Revaluation difference at the beginning of the year	Net difference due to adjustment of accounting books during the 1st quarter of 2026	Gain	Loss
1	Listed shares	58.176.228.250	56.386.048.600	(1.790.179.650)	-	(1.790.179.650)	5.069.223.000	(6.859.402.650)
2	Unlisted shares	10.010.700.000	9.704.189.263	(306.510.737)	(10.700.000)	(295.810.737)	-	(295.810.737)
	Total	**68.186.928.250**	**66.090.237.863**	**(2.096.690.387)**	**(10.700.000)**	**(2.085.990.387)**	**5.069.223.000**	**(7.155.213.387)**

17.3 Dividends, interests from disposal of FVTPL financial assets, loans given, HTM, AFS: *(Unit: VND)*

No.	Items	The 1st quarter of 2026	The 1st quarter of 2025	Accumulated from the beginning of the year to the 1st quarter of 2026	Accumulated from the beginning of the year to the 1st quarter of 2025
1	From FVTPL financial assets	95.000.000	157.500.000	95.000.000	157.500.000
2	From AFS financial assets	2.836.555.089	461.200.000	2.836.555.089	461.200.000
3	From HTM financial assets	14.378.352.421	8.906.281.259	14.378.352.421	8.906.281.259
4	From loans given and receivables	23.676.530.811	21.029.370.650	23.676.530.811	21.029.370.650
	Total	**40.986.438.321**	**30.554.351.909**	**40.986.438.321**	**30.554.351.909**

17.4 Revenue other than income from financial assets: *(Unit: VND)*

No.	Items	The 1st quarter of 2026	The 1st quarter of 2025	Accumulated from the beginning of the year to the 1st quarter of 2026	Accumulated from the beginning of the year to the 1st quarter of 2025
1	Brokerage service income	7.601.077.735	6.309.929.049	7.601.077.735	6.309.929.049
2	Depository service income	181.414.608	173.170.128	181.414.608	173.170.128
3	Other income	896.544.838	1.232.039.145	896.544.838	1.232.039.145
	Total	**8.679.037.181**	**7.715.138.322**	**8.679.037.181**	**7.715.138.322**

18. OPERATING EXPENSES: *(Unit: VND)*

Type of operating expenses	The 1st quarter of 2026	The 1st quarter of 2025	Accumulated from the beginning of the year to the 1st quarter of 2026	Accumulated from the beginning of the year to the 1st quarter of 2025
Losses from disposals of FVTPL financial assets	16.644.721.468	200.575.974	16.644.721.468	200.575.974
Losses from revaluation of FVTPL financial assets	7.155.213.387	596.620.000	7.155.213.387	596.620.000
Losses and recognition of fair value changes on AFS financial assets upon reclassification	80.000.000	-	80.000.000	-
Loan interest expenses	26.088.780.583	698.026.832	26.088.780.583	698.026.832
Self-trading expenses (Transaction fees, Depository fees…)	1.303.627.814	1.017.561.988	1.303.627.814	1.017.561.988
Depository service expenses	469.797.786	279.869.991	469.797.786	279.869.991
Other service expenses	3.463.773.979	1.505.082.880	3.463.773.979	1.505.082.880
Brokerage expenses	8.936.196.241	8.463.747.790	8.936.196.241	8.463.747.790
Brokerage securities transaction expenses	*2.077.440.436*	*1.738.596.522*	*2.077.440.436*	*1.738.596.522*
Staff costs	*3.276.991.805*	*3.654.423.650*	*3.276.991.805*	*3.654.423.650*
Expenses of tools	*17.123.124*	*17.123.124*	*17.123.124*	*17.123.124*
Depreciation and amortization	*1.544.506.260*	*1.345.045.762*	*1.544.506.260*	*1.345.045.762*
External services rendered	*1.980.511.700*	*1.675.017.056*	*1.980.511.700*	*1.675.017.056*
Other expenses	*39.622.916*	*33.541.676*	*39.622.916*	*33.541.676*
Total	**64.142.111.258**	**12.761.485.455**	**64.142.111.258**	**12.761.485.455**

19. GENERAL AND ADMINISTRATION EXPENSES: *(Unit: VND)*

Type of general and administration expenses	The 1st quarter of 2026	The 1st quarter of 2025	Accumulated from the beginning of the year to the 1st quarter of 2026	Accumulated from the beginning of the year to the 1st quarter of 2025
Staff costs	10.204.811.968	7.216.885.962	10.204.811.968	7.216.885.962
Office stationery	11.835.288	25.782.770	11.835.288	25.782.770
Expenses of tools	43.115.687	115.194.908	43.115.687	115.194.908
Depreciation and amortization	38.435.921	132.581.882	38.435.921	132.581.882
Taxes, fees and legal fees	-	6.000.000	-	6.000.000
External services rendered	907.940.113	1.516.890.260	907.940.113	1.516.890.260
Other expenses	3.682.621.232	3.022.151.073	3.682.621.232	3.022.151.073
Total	**14.888.760.209**	**12.035.486.855**	**14.888.760.209**	**12.035.486.855**

20. CORPORATE INCOME TAX

20.1 Corporate income tax: *(Đơn vị tính: VND)*

	As at 31 March 2026	As at 31 March 2025
Total accounting profit before tax	**2.282.988.476**	**29.471.047.251**
Adjustments to increases/(decreases) profit	**(15.000.484.425)**	**3.288.453.294**
Adjustments to increases	2.963.875.611	6.534.142.371
Adjustments to decreases	(17.964.360.036)	(3.245.689.077)
Income subject to tax	**(12.717.495.949)**	**32.759.500.545**
Tax loss carried forward	-	1.682.124.899
Dividends	2.831.975.000	713.700.000
Taxable income	**(15.274.376.392)**	**30.363.675.646**
Corporate income tax rate	20%	20%
Current corporate income tax	-	6.072.735.129
Deferred corporate income tax	1.813.447.182	(199.932.331)
Corporate income tax	**1.813.447.182**	**5.872.802.798**

The Group has to pay corporate income tax at the rate of 20% on taxable income.

21.2 Deferred income tax: *(Unit: VND)*

The group has recognized deferred income tax expense in the consolidated income statement for the fiscal years ended 31 March 2026, and 31 March 2025, as follows:

	As at 31 March 2026	As at 31 March 2025
Deferred income tax expense/(income)		
Deferred income tax arising from the revaluation of increase/decrease in FVTPL financial assets	688.334.160	542.170.540
Deferred income tax arising from the reversal/(provision) of the investment reserve of the subsidiary temporarily not subject to income tax	1.125.113.022	(742.102.871)
Deferred income tax expense/(income)	**1.813.447.182**	**(199.932.331)**

21. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

21.1 Transactions and balances with related parties

The Group's related parties include the key managers, their related individuals and other related parties.

21.1.a Transactions and balances with the key managers and their related individuals

The key managers include the Board of Management and the Executive Officers. The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

The Group has no service provisions and other transactions with the key managers and their related individuals.

21.1.b Transactions and balances with related parties

Other related parties of the Group include:

Other related parties	Relationship
SGI Holdings Investment JSC	Ultimate Holding Company
Saigon 3 Capital Investment Company Limited	Parent Company
Saigon 3 Garment Joint Stock Company	Group company
Saigon 3 Jean Company Limited	Shareholder holding 2,97% of charter capital
Saigon Leather Joint Stock Company	Group company
Bach Tuyet Cotton Corporation	Subsidiary of Saigon 3 Capital Investment Company Limited
Bach Tuyet Kotton Company Limited	Subsidiary of Bach Tuyet Cotton Corporation
Ho Chi Minh City Medical Import Export Joint Stock Company	Group company
Thanh Cong Growth Fund	Group fund

During the period, the company had the following major transactions with related parties: *(Unit: VND)*

Related parties	Transaction details	Ending balance Receivables/ (Payables)	Beginning balance Receivables/ (Payables)
SGI Holdings Investment Joint Stock Company	The investor's deposits for securities trading activities managed by the Company	(8)	(4.634.161)
Saigon 3 Capital Investment Company Limited	The investor's deposits for securities trading activities managed by the Company	(6.786.264)	-
Saigon Leather Joint Stock Company	The investor's deposits for securities trading activities managed by the Company	(5.440)	(5.440)
Saigon 3 Garment Joint Stock Company	The investor's deposits for securities trading activities managed by the Company	(348)	(348)
Saigon 3 Jean Company Limited	The investor's deposits for securities trading activities managed by the Company	(4.250.935)	(7.031.993)
Bach Tuyet Cotton Corporation	The investor's deposits for securities trading activities managed by the Company	(1.237)	(1.237)

Related parties	Transaction details	Accumulated from the beginning to the end of the year	
		Current year	Previous year
		Income/(Expenses)	Income/(Expenses)
SGI Holdings Investment Joint Stock Company	Depository service income	4.634.528	-
Saigon 3 Capital Investment Company Limited	Depository service income	30.172.428	-
Saigon Leather Joint Stock Company	External services rendered	-	(1.579.224)
Saigon 3 Jean Company Limited	Depository service income	2.782.350	3.091.500

Transactions and balances with other related parties

Income of the members of the Board of Directors and the General Director:

	Accumulated from the beginning to the end of the year	
	Current year	Previous year
Salary, bonus, and benefits	7.558.130.522	2.499.039.811
Board of Director's remuneration	527.704.444	-
Total	**8.085.834.966**	**2.499.039.811**

22. SEGMENT INFORMATION

The Parent Company's Board of Directors has considered, evaluated and decided not to prepare segment reports and present such information as the principal business activity of the Group is to provide services of securities brokerage, securities trading, securities issuance guarantee and securities investment consultancy. The operation results are presented on the operating income and operating expenses in the Consolidated Income Statement. Geographically, the Group only operates in the territory of Vietnam. For the above-mentioned reasons, the Board of Directors of the Parent Company has evaluated and believed that no preparation and presentation of the segment reporting in the Consolidated Financial Statements for the fiscal year ended 31 March 2026 is in compliance with the Vietnam Accounting Standard No. 28 – "Segment reporting" and the current business operation of the Group.

23. BUSINESS ACTIVITIES DURING THE PERIOD AFFECTING THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated profit after Corporate Income Tax (CIT) for 1st Quarter of 2026 reached VND 0,5 billion, a decrease of VND 23,1 billion, equivalent to a decline of 98% compared to 1st Quarter of 2025 (profit of VND 23,6 billion). This fluctuation was mainly attributable to the following factors:

- Income:
  Total income in 1st Quarter of 2026 amounted to VND 81,7 billion, increasing by VND 5,7 billion (up 7,6%) compared to 1st Quarter of 2025 (VND 75,9 billion), mainly driven by:
  - Interests from held-to-maturity investments (HTM) increased by VND 5,5 billion (up 61,4%);
  - Interest income from loans and receivables increased by VND 2,6 billion (up 515%);

- Interest from available-for-sale financial assets (AFS) increased by VND 2,4 billion (up 443,5%);
- Brokerage fee income increased by VND 1,3 billion (up 20,5%);
- However, gains from financial assets at fair value through profit or loss (FVTPL) decreased by VND 5 billion (down 13,7% year-on-year), thereby limiting the overall growth in net income.

- Expenses:
  Total expenses in 1st Quarter of 2026 were VND 79,4 billion, increasing by VND 32,9 billion (up 70,9%) compared to the same period last year, mainly due to::
  - A sharp increase in operating expenses of VND 51,4 billion (up 402,6%);
  - An increase in general and administrative expenses of VND 2,8 billion (up 23,7%);
  - Conversely, financial expenses decreased by VND 19,9 billion (down 100%), partially offsetting the overall increase in expenses during the period.

- As total expenses increased significantly more than income, the consolidated profit before corporate income tax for 1st Quarter of 2026 reached only VND 2,2 billion, down 92,3% year-on-year. The consolidated profit after tax was VND 0,5 billion, representing a decrease of 98% compared to 1st Quarter of 2025.

DO THI THANH HOA	**NGUYEN THI PHUONG THAO**	**NGUYEN DUC HIEU**
Preparer	**Chief Accountant**	**General Director**
		24 April 2026