CTCP CHỨNG KHOÁN VIETCAP **VIETCAP SECURITIES JSC**	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập – Tự Do – Hạnh phúc**
Số: 496/2026/CV-KT.VIETCAP *No: 496/2026/CV-KT.VIETCAP*	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**

TP.HCM, Ngày 13 tháng 08 năm 2026
HCMC, 13th August, 2026

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC, HSX VÀ HNX

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION PORTAL OF THE STATE SECURITIES COMMISSION OF VIETNAM, HSX AND HNX

Kính gửi/*To*: **Ủy ban Chứng khoán Nhà nước (SSC)/** State Securities Commission of Viet Nam
Sở Giao dịch Chứng khoán Việt Nam (VNX)/ *Vietnam Stock Exchange*
Sở Giao dịch Chứng khoán TP HCM (HSX)/ *Ho Chi Minh City Stock Exchange*
Sở Giao dịch Chứng khoán Hà Nội (HNX)/ *Hanoi Stock Exchange*

Tên tổ chức *Name of organization*	: **Công ty Cổ phần Chứng Khoán Vietcap** : **Vietcap Securities JSC**
Mã CK/ *Ticker symbol*	: VCI
Địa chỉ trụ sở chính *Headquarter*	:Tầng 15, Tháp Tài chính Bitexco, Số 2 Hải Triều, Phường Sài Gòn, TP.HCM *:15th Floor, Bitexco Financial Tower, No 2 Hai Trieu Street, Sai Gon Ward, HCMC, VN*
Điện thoại/*Tel*	: 028-39143588
Fax	: 028-39143209
Người thực hiện CBTT *Submitted by*	: Ông Bùi Vũ Hoàng Tuyên – Luật sư trưởng *: Mr. Bui Vu Hoang Tuyen – General Counsel*

Loại thông tin công bố / *Information disclosure type*: ☐ 24 giờ / *24 hours* ☐ Bất thường / *Extraordinary* ☐ Yêu cầu / *On demand* ☒ Định kỳ / *Periodic*

Nội dung thông tin công bố/ *Contents of disclosure*:

- Báo cáo tài chính sáu tháng đầu năm 2026.
  Interim Financial Statements for the six-month period ended June 30, 2026.
- Công văn giải trình chênh lệch lợi nhuận sáu tháng đầu năm 2026 so với sáu tháng đầu năm 2025.
  Letter of explanation on the profit variance between the six-month period ended June 30, 2026 and June 30, 2025.

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN CHỨNG KHOÁN VIETCAP
Ký ngày: 13/8/2026 17:13:25

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 15 /08/2026 tại đường dẫn: http://www.vietcap.com.vn.
This information was published on the company's website on 15 /08/2026, at the link https://www.vietcap.com.vn.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.
We hereby certify that the information provided is true and correct and we bear the full responsibility under the law.

Đại diện tổ chức
Organization representative
Người Ủy quyền CBTT
Person authorized to disclose information
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, position, and seal)

CÔNG TY CỔ PHẦN CHỨNG KHOÁN VIETCAP

BÙI VŨ HOÀNG TUYÊN
Luật Sư Trưởng

VIETCAP SECURITIES JOINT STOCK COMPANY

INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

VIETCAP SECURITIES JOINT STOCK COMPANY

INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

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VIETCAP SECURITIES JOINT STOCK COMPANY

CORPORATE INFORMATION

Establishment and operation licence	No. 68/UBCK-GP dated 6 November 2007 issued by the State Securities Commission. The Establishment and operation licence was amended several times and the latest amendment No. 93/GPĐC-UBCK was issued on 3 August 2026.	
Business registration certificate	No. 0305299779 dated 6 November 2007 was initially issued by the Department of Planning and Investment of Ho Chi Minh City with the latest 31th amendment dated 10 August 2026.	
Board of Directors ("BOD")	Ms. Nguyen Thanh Phuong	Chairperson
	Mr. Dinh Quang Hoan	Standing Vice Chairman
	Mr. To Hai	Member
	Mr. Le Ngoc Khanh	Member
	Ms. Nguyen Viet Hoa	Member
	Mr. Nguyen Lan Trung Anh	Member
	Ms. Ton Minh Phuong	Member (from 30 March 2026)
Board of Supervision	Ms. Bui Thi Minh Nguyet	Chief Supervisor (from 31 March 2026) Member (until 30 March 2026)
	Ms. Mai Thi Thanh Trang	Chief Supervisor (until 30 March 2026)
	Ms. Truong Thi Huyen Trang	Member
	Ms. Hong Anh Nguyet	Member (from 30 March 2026)
Board of Management	Ms. Ton Minh Phuong	Chief Executive Officer ("CEO")
	Mr. Nguyen Quang Bao	Deputy CEO
	Mr. Doan Minh Thien	Deputy CEO
	Mr. Tuan Nhan	Deputy CEO
Legal Representative	Ms. Ton Minh Phuong	CEO
Registered office	15th Floor, Bitexco Financial Tower, No. 2, Hai Trieu Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	
Auditor	PwC (Vietnam) Limited	

VIETCAP SECURITIES JOINT STOCK COMPANY

STATEMENT BY THE BOARD OF MANAGEMENT

Statement of Responsibility of the Board of Management of the Company in respect of the Interim financial statements

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the interim financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and which enable the interim financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the interim financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud or error.

Approval of the Interim financial statements

We hereby approve the accompanying interim financial statements as set out on pages 5 to 93 which give a true and fair view of the financial position of the Company as at 30 June 2026 and of its financial performance, its cash flows and its changes in equity for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and prevailing regulations on preparation and presentation of interim financial statements applicable to securities companies operating in Vietnam.

On behalf of the Board of Management

S.Q.Đ: 68 - C.T.C.P ★ CÔNG TY CỔ PHẦN CHỨNG KHOÁN VIETCAP ★ QUẬN 1 - T.P HỒ CHÍ MINH

Ton Minh Phuong
Chief Executive Officer

Ho Chi Minh City, Vietnam
12 August 2026

pwc

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION TO THE SHAREHOLDERS OF VIETCAP SECURITIES JOINT STOCK COMPANY

We have reviewed the accompanying interim financial statements of Vietcap Securities Joint Stock Company ("the Company") which were approved by the Board of Management of the Company on 12 August 2026. The interim financial statements comprise the interim statement of financial position as at 30 June 2026, the interim statement of comprehensive income, the interim statement of cash flows, the interim statement of changes in equity for the six-month period then ended, and explanatory notes to the interim financial statements including significant accounting policies, as set out on pages 5 to 93.

The Board of Management's Responsibility

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these interim financial statements of the Company in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and prevailing regulations on preparation and presentation of interim financial statements applicable to securities companies operating in Vietnam, and for such internal control which the Board of Management determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

PwC (Vietnam) Limited
No. 29, Le Duan Street, Saigon Ward, Ho Chi Minh City, Vietnam
T: +84 (28) 3823 0796, www.pwc.com/vn

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2026, its financial performance, its cash flows and its changes in equity for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and prevailing regulations on preparation and presentation of interim financial statements applicable to securities companies operating in Vietnam.

Other Matter

The independent auditor's report on the review of interim financial statements is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

For and on behalf of PwC (Vietnam) Limited

M.S.D.N: 0100157406 - C.T.T.N.H.H
CÔNG TY TNHH PWC (VIỆT NAM)
THÀNH PHỐ HỒ CHÍ MINH

Tran Thi Thanh Truc
Audit Practising Licence No.
3047-2024-006-1
Authorised Representative

Report reference number: HCM18727
Ho Chi Minh City, 12 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

Code	ITEMS	Note	As at 30.6.2026 VND	As at 31.12.2025 VND
	ASSETS			
100	**CURRENT ASSETS**		**38,442,955,203,247**	**35,868,914,519,259**
110	**Financial assets**		**38,244,612,933,253**	**35,789,798,602,454**
111	Cash and cash equivalents	3.1	3,648,930,400,448	3,213,693,581,406
111.1	*Cash*		*3,648,930,400,448*	*3,213,693,581,406*
112	Financial assets at fair value through profit or loss ("FVTPL")	3.2(a)	2,463,121,398,248	2,237,948,861,416
113	Investments held to maturity ("HTM")	3.2(b)	300,000,000,000	412,000,000,000
114	Loans	3.3	17,145,789,607,910	16,167,186,026,981
115	Available-for-sale financial assets ("AFS")	3.2(c)	14,047,164,587,235	13,307,708,105,835
116	Provisions for impairment loss of financial assets and collaterals	3.3	(2,169,825,587)	(2,169,825,587)
117	Receivables		435,745,192,931	226,985,042,639
117.1	*Receivables from disposals of financial assets*	*3.4*	*163,547,462,000*	*69,487,189,346*
117.2	*Dividend and interest receivables*		*272,197,730,931*	*157,497,853,293*
117.4	*Dividend and interest receivables not yet due*	*3.4*	*272,197,730,931*	*157,497,853,293*
118	Prepayments to suppliers	3.5	136,502,385,438	217,840,149,374
119	Service-related receivables	3.4	44,041,636,630	33,119,110,390
122	Other receivables	3.4	50,000,000,000	-
129	Provisions for doubtful debts	3.4	(24,512,450,000)	(24,512,450,000)
130	**Other current assets**		**198,342,269,994**	**79,115,916,805**
131	Advances		95,681,861	184,422,002
132	Office tools and supplies		73,496,998	111,837,542
133	Short-term prepaid expenses	3.7(a)	30,284,788,635	31,287,033,661
137	Other current assets	3.8(a)	167,888,302,500	47,532,623,600
200	**NON-CURRENT ASSETS**		**1,284,435,931,096**	**136,950,316,556**
220	**Fixed assets**		**90,632,222,494**	**75,269,933,896**
221	Tangible fixed assets	3.6(a)	86,323,217,700	70,456,289,054
222	*Historical cost*		*175,847,146,121*	*150,107,018,471*
223a	*Accumulated depreciation*		*(89,523,928,421)*	*(79,650,729,417)*
227	Intangible fixed assets	3.6(b)	4,309,004,794	4,813,644,842
228	*Historical cost*		*59,329,619,132*	*58,945,419,132*
229a	*Accumulated amortisation*		*(55,020,614,338)*	*(54,131,774,290)*
240	**Construction in progress**	3.6(c)	**18,010,877,008**	**17,588,098,165**
250	**Other non-current assets**		**1,175,792,831,594**	**44,092,284,495**
251	Long-term pledged assets, mortgaged assets, security deposits	3.8(c)	1,139,758,009,214	8,466,507,064
252	Long-term prepaid expenses	3.7(b)	4,646,677,248	5,432,446,692
254	Deposits in the Settlement Support Fund	3.8(b)	21,184,721,909	20,000,000,000
255	Other non-current assets	3.8(d)	10,203,423,223	10,193,330,739
270	**TOTAL ASSETS**		**39,727,391,134,343**	**36,005,864,835,815**

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

Code	ITEMS	Note	As at 30.6.2026 VND	As at 31.12.2025 VND
300	**LIABILITIES**		**22,589,496,145,882**	**17,995,968,295,866**
310	**Current liabilities**		**22,229,799,630,200**	**17,325,115,213,461**
311	Short-term borrowings		21,703,628,000,000	16,064,550,000,000
312	*Short-term borrowings*	3.10	*21,703,628,000,000*	*16,064,550,000,000*
318	Trading obligations	3.11	19,677,917,447	54,956,657,706
320	Short-term trade payables	3.12	2,577,868,488	106,456,395,105
321	Short-term customers' advances	3.13	20,491,500,000	16,310,349,027
322	Taxes and other payables to the State	3.14	77,905,107,852	229,666,876,539
323	Payables to employees		39,809,608,801	172,030,017,505
325	Short-term accrued expenses	3.15	103,470,934,517	72,311,184,960
329	Other short-term payables	3.16	262,238,693,095	608,833,732,619
340	**Non-current liabilities**		**359,696,515,682**	**670,853,082,405**
356	Deferred income tax liabilities	3.17	359,696,515,682	670,853,082,405
	TOTAL LIABILITIES		**22,589,496,145,882**	**17,995,968,295,866**
400	**OWNERS' EQUITY**		**17,137,894,988,461**	**18,009,896,539,949**
410	**Owners' equity**		**17,137,894,988,461**	**18,009,896,539,949**
411	Owners' capital		14,162,820,290,000	13,781,641,040,000
411.1	Share capital	3.18	11,476,319,250,000	8,501,000,000,000
411.1a	*Ordinary shares with voting rights*		*11,476,319,250,000*	*8,501,000,000,000*
411.2	Share premium		2,686,501,040,000	5,280,641,040,000
412	Revaluation reserve	3.19	1,443,349,594,325	2,694,144,839,766
417	Undistributed earnings	3.20	1,531,725,104,136	1,534,110,660,183
417.1	*Realised profits after tax*		*1,532,992,087,189*	*1,542,797,589,184*
417.2	*Unrealised losses after tax*		*(1,266,983,053)*	*(8,686,929,001)*
	TOTAL EQUITY		**17,137,894,988,461**	**18,009,896,539,949**
440	**TOTAL RESOURCES**		**39,727,391,134,343**	**36,005,864,835,815**

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

OFF INTERIM STATEMENT OF FINANCIAL POSITION ITEMS

Code	ITEMS	Note	As at 30.6.2026	As at 31.12.2025
A	**ASSETS OF THE COMPANY AND ASSETS UNDER ENTRUSTMENT**			
005	Foreign currencies (Original currency)	4.1		
	United States Dollar		744,088	951,565
	British Pound		146,221	139,187
	Euro		19,759	19,731
006	Number of shares in issue (Quantity)	4.2	1,147,631,925	850,100,000
			Quantity	
008	Securities listed/registered at Vietnam Securities Depository and Clearing Corporation (VSDC)	4.3	190,433,997	294,788,373
009	Securities in custody of VSDC and not yet traded	4.4	2,359,358	284,487
010	Securities purchased and awaiting settlement	4.5	60,000	2,776,500
012	Securities not in custody of VSDC	4.6	57,926,035	19,341,955
			Quantity	
014	Covered warrants authorised but not yet issued		-	86,633,300
B	**ASSETS OF AND LIABILITIES TO CUSTOMERS**		***Quantity***	
021	Securities listed/registered at VSDC		4,903,006,679	4,516,774,671
021.1	*Freely traded securities*		*4,041,466,367*	*3,779,514,038*
021.2	*Restricted securities*		*158,065,646*	*87,086,983*
021.3	*Pledged securities*		*596,829,675*	*630,832,370*
021.4	*Suspended securities*		*106,644,991*	*2,545,059*
021.5	*Securities awaiting settlement*		-	*16,796,221*
023	Securities purchased and awaiting settlement		126,029,859	155,707,687

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

OFF INTERIM STATEMENT OF FINANCIAL POSITION ITEMS (continued)

Code	ITEMS	As at 30.6.2026	As at 31.12.2025
B	**ASSETS OF AND LIABILITIES TO CUSTOMERS (continued)**		
		Value (VND)	
026	Customers' deposits	2,279,389,449,034	3,009,843,683,613
027	Customers' deposits for securities trading	1,494,759,470,774	2,289,186,671,703
027.1	Customers' deposits at VSDC	16,536,434,588	12,117,624,184
029	Cash blocked for trading settlements	784,629,978,260	720,657,011,910
029.1	*Cash blocked for trading settlements of domestic customers*	*757,210,414,860*	*690,446,932,710*
029.2	*Cash blocked for trading settlements of foreign customers*	*27,419,563,400*	*30,210,079,200*
031	Payables to customers relating to their deposits at the Company for securities trading	1,494,759,470,774	2,289,186,671,703
031.1	*Payables to domestic customers relating to their deposits at the Company for securities trading*	*1,451,204,791,605*	*2,108,371,108,966*
031.2	*Payables to foreign customers relating to their deposits at the Company for securities trading*	*43,554,679,169*	*180,815,562,737*
035	Payables for dividends, bond principals and coupons payments on behalf	-	997,974

Nguyen Thi Lanh	Doan Tran Phuong Thao	Ton Minh Phuong
Preparer	Chief Accountant	Chief Executive Officer
		12 August 2026

Form B02a – CTCK

INTERIM STATEMENT OF COMPREHENSIVE INCOME

Code	ITEMS	Note	For the six-month period ended 30.6.2026 VND	30.6.2025 VND
	OPERATING INCOME			
01	Income from FVTPL financial assets		741,739,240,034	933,818,033,832
01.1	*Realised gains on disposal of FVTPL financial assets*	5.1	*740,727,060,584*	*933,159,617,814*
01.2	*Decrease in upward revaluation of FVTPL financial assets*	5.2(a)	*(924,436,111)*	*(3,222,062,852)*
01.3	*Dividends and interest income from FVTPL financial assets*	5.3	*2,161,682,500*	*3,880,478,870*
01.4	*Decrease in downward revaluation of covered warrants liabilities*	5.2(b)	*(225,066,939)*	-
02	Income from HTM financial assets		11,563,654,243	24,192,010,960
03	Interest income from loans and receivables		877,557,787,216	514,685,993,561
04	Dividend income from AFS financial assets	5.3	355,340,281,258	135,465,332,553
06	Brokerage fee income		565,530,426,883	370,359,605,744
08	Investment consultancy service income		3,507,993,609	5,652,643,230
09	Custody service income		9,140,917,138	5,852,312,971
10	Financial consultancy service income		17,438,478,680	20,206,900,000
11	Other operating income		512,380,108	370,996,821
20	**TOTAL OPERATING INCOME**		**2,582,331,159,169**	**2,010,603,829,672**
	OPERATING EXPENSES			
21	Losses from FVTPL financial assets		(751,623,797,813)	(746,105,268,349)
21.1	*Realised losses on disposal of FVTPL financial assets*	5.1	*(761,882,522,798)*	*(751,401,321,999)*
21.2	*(Increase)/decrease in downward revaluation of FVTPL financial assets*	5.2(a)	*(2,546,045,271)*	*5,730,328,800*
21.3	*Purchasing transaction costs of FVTPL financial assets*		*(165,710,500)*	*(434,275,150)*
21.4	*Decrease in upward revaluation of covered warrants liabilities*	5.2(b)	*12,970,480,756*	-
26	Proprietary trading expenses		(17,799,166,792)	(22,612,969,461)
27	Brokerage expenses		(349,127,678,558)	(292,406,987,414)
30	Custody service expenses		(8,867,062,264)	(9,009,593,841)
31	Financial consultancy service expenses		(20,007,247,425)	(15,944,563,312)
40	**TOTAL OPERATING EXPENSES**		**(1,147,424,952,852)**	**(1,086,079,382,377)**

INTERIM STATEMENT OF COMPREHENSIVE INCOME (continued)

Code	ITEMS	Note	For the six-month period ended 30.6.2026 VND	30.6.2025 VND
	FINANCIAL INCOME			
41	Realised foreign exchange gains		9,578,773,315	4,563,700,000
42	Dividend income and interest income from demand deposits		8,356,260,653	8,420,288,693
44	Other financial income		-	146,107,726
50	**TOTAL FINANCIAL INCOME**		**17,935,033,968**	**13,130,096,419**
	FINANCIAL EXPENSES			
51	Realised and unrealised foreign exchange losses		(2,328,709,251)	(5,886,818,207)
52	Interest expense		(590,965,986,212)	(316,760,050,570)
55	Other financial expenses		(112,753,108,799)	(14,233,858,201)
60	**TOTAL FINANCIAL EXPENSES**	5.4	**(706,047,804,262)**	**(336,880,726,978)**
62	**GENERAL AND ADMINISTRATIVE EXPENSES**	5.5	**(75,365,066,186)**	**(49,438,143,503)**
70	**OPERATING RESULT**		**671,428,369,837**	**551,335,673,233**
	OTHER INCOME AND EXPENSES			
71	Other income		3,260,273,973	15,326,898,505
72	Other expenses		-	(65,000,000)
80	**NET OTHER INCOME**		**3,260,273,973**	**15,261,898,505**
90	**NET ACCOUNTING PROFIT BEFORE TAX**		**674,688,643,810**	**566,597,571,738**
91	Realised profit		665,413,711,375	564,089,305,790
92	Unrealised loss		9,274,932,435	2,508,265,948
100	**CORPORATE INCOME TAX**	5.6	**(83,369,949,857)**	**(87,827,952,442)**
100.1	Corporate income tax – current		(81,827,705,220)	(104,397,195,106)
100.2	Corporate income tax – deferred		(1,542,244,637)	16,569,242,664
200	**NET PROFIT AFTER TAX**		**591,318,693,953**	**478,769,619,296**

INTERIM STATEMENT OF COMPREHENSIVE INCOME (continued)

Code	ITEMS	Note	For the six-month period ended 30.6.2026 VND	30.6.2025 VND
300	**OTHER COMPREHENSIVE INCOME, NET OF TAX**		**(1,250,795,245,441)**	**(804,494,450,761)**
301	Loss from revaluation of AFS financial assets	3.19	(1,250,795,245,441)	(804,494,450,761)
400	**TOTAL OTHER COMPREHENSIVE LOSS**		**(1,250,795,245,441)**	**(804,494,450,761)**
500	**EARNINGS PER SHARE**			
501	Basic earnings per share	5.7(a)	515	494
502	Diluted earnings per share	5.7(b)	515	494

Nguyen Thi Lanh	Doan Tran Phuong Thao	Ton Minh Phuong
Preparer	Chief Accountant	Chief Executive Officer
		12 August 2026

INTERIM STATEMENT OF CASH FLOWS
(Indirect method)

Code	ITEMS	Note	For the six-month period ended 30.6.2026 VND	30.6.2025 VND
	Cash flows from operating activities			
01	**Net profit before tax**		**674,688,643,810**	**566,597,571,738**
02	**Adjustments for:**		**329,530,294,333**	**196,035,595,652**
03	Depreciation and amortisation		10,762,039,052	7,033,396,426
06	Interest expenses	5.4	590,965,986,212	316,760,050,570
07	Losses from investing activities		-	(231,190,000)
08	Accrued interest income	3.4	(272,197,730,931)	(127,526,661,344)
10	**Changes in non-cash expenses**		**(10,424,435,485)**	**(5,730,328,800)**
11	Revaluation of financial assets at FVTPL and covered warrants liabilities	5.2	(10,424,435,485)	(5,730,328,800)
18	**Changes in non-cash income**		**1,149,503,050**	**3,222,062,852**
19	Revaluation of financial assets at FVTPL and covered warrants liabilities	5.2	1,149,503,050	3,222,062,852
30	**Changes in working capital**		**(5,534,823,189,673)**	**(869,304,338,129)**
31	(Increase)/decrease in FVTPL financial assets		(228,643,018,214)	71,677,057,775
32	Decrease/(increase) in HTM financial assets		112,000,000,000	(335,000,000,000)
33	Increase in loans		(978,603,580,929)	(84,930,372,433)
34	Increase in AFS financial assets		(2,302,950,538,201)	(379,792,280,292)
35	(Increase)/decrease in receivables from disposals of financial assets		(94,060,272,654)	139,394,199,256
36	Decrease in dividend and interest receivables		157,497,853,293	86,086,794,757
37	Increase in service-related receivables		(10,922,526,240)	(6,283,491,805)
39	Increase in other receivables		(50,000,000,000)	-
40	Increase in other assets		(120,238,690,699)	(14,800,428,142)
41	(Decrease)/increase in accrued expenses (excluding interest expenses)		(7,646,649,880)	7,595,144,436
42	Decrease in prepaid expenses		1,788,014,470	18,143,998,311
43	Corporate income tax paid	3.14	(242,454,557,533)	(108,808,660,369)
44	Interest paid		(552,159,586,775)	(328,468,703,593)
45	(Decrease)/increase in trade payables		(22,540,762,681)	166,149,035,678
47	Increase in tax and other payables to the State (excluding CIT paid)		8,865,083,626	8,028,776,905
48	Decrease in payables to employees		(132,220,408,704)	(112,342,150,245)
50	Increase in other payables		59,942,675,507	6,007,201,535
52	Other payments for operating activities		(1,132,476,224,059)	(1,960,459,903)
60	**Net cash outflow for operating activities**		**(4,539,879,183,965)**	**(109,179,436,687)**
	Cash flows from investing activities			
61	Purchases of fixed assets		(26,547,106,493)	(27,510,817,952)
62	Proceeds from disposals of fixed assets		-	231,190,000
70	**Net cash outflow for investing activities**		**(26,547,106,493)**	**(27,279,627,952)**

INTERIM STATEMENT OF CASH FLOWS (continued)
(Indirect method)

Code	ITEMS	Note	For the six-month period ended 30.6.2026 VND	30.6.2025 VND
	Cash flows from financing activities			
73	Proceeds from borrowings	6.1	23,135,078,000,000	12,455,000,000,000
74	Repayments of borrowings	6.2	(17,496,000,000,000)	(16,410,564,000,000)
76	Payment of dividends	3.16	(637,414,890,500)	(179,471,939,750)
80	**Net cash inflow from/(outflow for) financing activities**		**5,001,663,109,500**	**(4,135,035,939,750)**
90	**Net increase/(decrease) in cash and cash equivalents**		**435,236,819,042**	**(4,271,495,004,389)**
101	**Cash and cash equivalents at beginning of period**	**3.1**	**3,213,693,581,406**	**4,743,771,932,745**
101.1	Cash		3,213,693,581,406	4,743,771,932,745
103	**Cash and cash equivalents at end of period**	**3.1**	**3,648,930,400,448**	**472,276,928,356**
103.1	Cash		3,648,930,400,448	472,276,928,356

Additional information relating to the interim statement of cash flows is presented in Note 6.

INTERIM STATEMENT OF CASH FLOWS (continued)

CASH FLOWS OF BROKERAGE AND ENTRUSTMENT ACTIVITIES

Code	ITEMS	For the six-month period ended 30.6.2026 VND	30.6.2025 VND
	Cash flows of brokerage and entrustment activities		
01	Brokerage trading proceeds	227,114,782,409,769	171,190,382,375,038
02	Brokerage trading payments	(243,793,901,926,050)	(182,359,009,123,754)
07	Receipts for settlement of customers' transactions	15,953,112,535,588	11,740,967,502,906
07.1	Net movement in customers' margin accounts at VSDC for derivative trading	4,418,810,404	(273,679,415,179)
11	Payments for custody fees of customers	(8,867,062,264)	(9,009,593,841)
20	**Net (decrease)/increase in customers' deposits**	**(730,455,232,553)**	**289,651,745,170**
30	**Customers' deposits at beginning of period**	**3,009,844,681,587**	**2,711,953,187,920**
31	Cash at bank	3,009,844,681,587	2,711,953,187,920
32	*Customers' deposits for securities trading under managed by the Company*	*2,289,186,671,703*	*1,527,458,244,690*
34	*Cash blocked for clearing and settlement*	*720,658,009,884*	*1,184,494,943,230*
40	**Customers' deposits at end of period**	**2,279,389,449,034**	**3,001,604,933,090**
41	Cash at bank	2,279,389,449,034	3,001,604,933,090
42	*Customers' deposits for securities trading under managed by the Company*	*1,494,759,470,774*	*2,056,692,150,910*
44	*Cash blocked for clearing and settlement (including payables to securities issuers)*	*784,629,978,260*	*944,912,782,180*

Nguyen Thi Lanh	Doan Tran Phuong Thao	Ton Minh Phuong
Preparer	Chief Accountant	Chief Executive Officer
		12 August 2026

VIETCAP SECURITIES JOINT STOCK COMPANY

Form B04a – CTCK

INTERIM STATEMENT OF CHANGES IN EQUITY

Items	As at 1.1.2025 VND	As at 1.1.2026 VND	For the six-month period ended 30 June 2025 Increase VND	For the six-month period ended 30 June 2025 Decrease VND	For the six-month period ended 30 June 2026 Increase VND	For the six-month period ended 30 June 2026 Decrease VND	As at 30.6.2025 VND	As at 30.6.2026 VND
I. Changes in equity								
1. Owners' capital	9,775,134,800,000	13,781,641,040,000	-	-	2,975,319,250,000	(2,594,140,000,000)	9,775,134,800,000	14,162,820,290,000
1.1 Ordinary shares with voting rights	*7,180,994,800,000*	*8,501,000,000,000*	-	-	*2,975,319,250,000*	-	*7,180,994,800,000*	*11,476,319,250,000*
1.2 Share premium	*2,594,140,000,000*	*5,280,641,040,000*	-	-		*(2,594,140,000,000)*	*2,594,140,000,000*	*2,686,501,040,000*
2. Revaluation reserve	2,372,439,624,636	2,694,144,839,766	-	(804,494,450,761)		(1,250,795,245,441)	1,567,945,173,875	1,443,349,594,325
3. Undistributed earnings	*796,731,023,225*	*1,534,110,660,183*	*478,769,619,296*	*(179,524,870,000)*	*591,318,693,953*	*(593,704,250,000)*	*1,095,975,772,521*	*1,531,725,104,136*
3.1 Realised profits after tax	*798,326,170,747*	*1,542,797,589,184*	*476,763,006,538*	*(179,524,870,000)*	*583,898,748,005*	*(593,704,250,000)*	*1,095,564,307,285*	*1,532,992,087,189*
3.2 Unrealised loss	*(1,595,147,522)*	*(8,686,929,001)*	*2,006,612,758*	-	*7,419,945,948*	-	*411,465,236*	*(1,266,983,053)*
Total	12,944,305,447,861	18,009,896,539,949	478,769,619,296	(984,019,320,761)	3,566,637,943,953	(4,438,639,495,441)	12,439,055,746,396	17,137,894,988,461

Nguyen Thi Lanh
Preparer

Doan Tran Phuong Thao
Chief Accountant

CÔNG TY CỔ PHẦN CHỨNG KHOÁN VIETCAP

Ton Minh Phuong
Chief Executive Officer
12 August 2026

The notes on pages 16 to 93 are an integral part of these interim financial statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

1 GENERAL INFORMATION

Vietcap Securities Joint Stock Company ("the Company") is a joint stock company incorporated in Vietnam under Establishment and operation licence No. 68/UBCK – GP dated 6 November 2007 issued by the State Securities Commission. The Establishment and operation licence was amended several times and the latest amendment No. 93/GPĐC-UBCK was issued on 3 August 2026.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange in accordance with Decision No. 233/QD-SGDHCM issued by the Ho Chi Minh City Stock Exchange on 30 June 2017 with the ticker symbol VCI.

Headquarter and contact information

The Company is headquartered in Ho Chi Minh City, at 15th floor of Bitexco Financial Tower, 2 Hai Trieu Street, Saigon Ward, Ho Chi Minh City, Vietnam.

Contact point:
Email: info@vietcap.com.vn
Telephone: (+84) 28 3914 3588

Company charter

The Company's latest Charter was approved in the General Meeting of Shareholders and effective from 9 April 2021 and last modified on 29 June 2026.

Headcount

As at 30 June 2026, the Company had 447 employees (as at 31 December 2025: 442 employees).

Capital position

	As at 30 June 2026 ("the reporting date") VND
Charter capital	11,476,319,250,000
Total owners' equity	17,137,894,988,461
Total assets	39,727,391,134,343

Principal activities

The principal activities of the Company include provision of securities brokerage service, proprietary securities trading, underwriting and securities custodian services, securities investment consultancy service and corporate finance consultancy service, margin lending service and derivatives trading. The Company's principal activities are not affected by seasonality.

1 GENERAL INFORMATION (continued)

Investment objectives and investment restrictions

The investment objectives of the Company are to maximise earnings. The Company's investment activities shall align to the Company's strategies and comply with applicable securities regulations.

Network of operation

As at the reporting date, the Company had 1 branch and 2 transaction offices in Vietnam.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation of interim financial statements

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

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

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

The interim financial statements have been prepared in accordance with the same accounting policies applied to the latest annual interim financial statements.

The interim financial statements in the Vietnamese language are the official statutory interim financial statements of the Company. The interim financial statements in the English language have been translated from the Vietnamese version.

2.2 Critical accounting estimates

The preparation of interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and prevailing regulations on preparation and presentation of interim financial statements applicable to securities companies operating in Vietnam requires the Board of Management to make critical estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the reporting date and the reported amounts of revenues and expenses during the financial accounting period.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.2 Critical accounting estimates (continued)

The areas involving significant estimates and assumptions are as follows:

- Market value/fair value of financial assets (Note 2.8 and Note 3.2);
- Provisions for impairment loss of HTM financial assets and loans (Note 2.8, Note 3.2 and Note 3.3);
- Provision for doubtful debts (Note 2.9 and Note 3.4).

Such estimates and assumptions are continually evaluated. They are based on historical experiences and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the Board of Management to be reasonable under the circumstances.

2.3 Form of records applied

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

2.4 Fiscal year

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

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

2.5 Currency

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

2.6 Exchange rates

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

Monetary assets and liabilities denominated in foreign currencies at the reporting date, except borrowings and liabilities whose foreign exchange risk exposure has been hedged, are respectively translated at the buying and selling exchange rates at the reporting date of the commercial banks with which the Company regularly transacts. Foreign currencies deposited in bank at the reporting date are translated at the buying exchange rate of the commercial bank where the Company opens the foreign currency accounts. Foreign exchange differences arising from these translations are recognised in profit or loss of the interim statement of comprehensive income.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Cash and cash equivalents

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

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

2.8 Financial assets

(a) Classification and measurement

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

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

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

(a) Classification and measurement (continued)

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

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

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

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

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

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

The following assets are excluded from HTM financial assets:

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

(a) Classification and measurement (continued)

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

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

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

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

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

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

  (i) Adverse changes in the payment status of borrowers in the group; or
  (ii) National or local economic conditions that correlate with defaults on the assets in the group;

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

(a) Classification and measurement (continued)

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

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

(iii) Loans

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

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

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

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

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

(a) Classification and measurement (continued)

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

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

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

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

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

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

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

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

Objective evidence of impairment for equity instruments may include:

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

(a) Classification and measurement (continued)

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

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

(b) Reclassification

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

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

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

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

- Non-derivative FVTPL financial assets that are not required to be classified as FVTPL at initial recognition may be reclassified as loans and receivables in limited circumstances or cash and cash equivalents if meeting certain conditions for reclassification. Gains and losses from revaluation of FVTPL financial assets arising before the reclassification are not reversed.

- If the change in intention/ability to hold a financial asset results in it being inappropriately reclassified as an HTM asset, that asset must be reclassified as AFS and re-measured at fair value. Difference between its carrying value and fair value is recognised as other comprehensive income/(loss) in the interim statement of comprehensive income as a reclassification.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

(c) Recognition/de-recognition

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

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

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

(d) Initial recognition

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

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

(e) Determination of market value/fair value

The Company applies valuation bases for financial assets in accordance with Circular 91/2020/TT-BTC on 13 November 2020 regarding capital adequacy ratio of securities trading entities ("Circular 91/2020/TT-BTC") and Circular 102/2025/TT-BTC on 29 October 2025 ("Circular 102/2025/TT-BTC") amending and supplementing certain provisions of Circular 91/2020/TT-BTC in determining the market value/fair value of financial assets, in particular:

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

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

(ii) Other shares

Other shares are revalued based on the Company's valuation techniques. Shares without sufficient trading information and whose fair value cannot be reliably measured are stated at cost.

(iii) Bonds listed on stock exchanges

These bonds are revalued basing on the quoted price (also called "clean price") on stock exchanges at the latest trading date up to the valuation date plus accumulated accrued interests.

Those bonds not traded for more than two (2) weeks prior to valuation date are carried at their purchase prices plus accumulated accrued interests.

(iv) Unlisted bonds

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

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

Certificates of open-ended funds/ETF are revalued at net asset value per one (1) fund unit on their latest valuation date up to the reporting date of the Company.

(vi) Delisted shares, shares suspended for trading, shares paused for trading from sixth day onwards

These shares are revalued based on their book values at the latest reporting date.

(vii) Certificates of deposit

Certificates of deposit are revalued at purchase price plus accrued interest up to the reporting date of the Company.

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.8 Financial assets (continued)

(f) Recognition of gains/(losses)

Purchase transaction costs

Transaction costs related to purchases of FVTPL financial assets are expensed off in profit or loss of the interim statement of comprehensive income, while transaction costs related to purchases of other financial assets are included in the cost of those assets.

Selling transaction costs

Selling transaction costs are expensed off in profit or loss of the interim statement of comprehensive income.

Gain/(loss) on disposal

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

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

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

2.9 Receivables

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

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.10 Futures

Futures are listed derivatives in which the parties commit to:

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

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

Proprietary trading activities

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

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

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

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

Brokerage activities

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

Revenue from futures brokerage is accounted for in the interim statement of comprehensive income under item *'Brokerage fee income'*.

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.11 Accounting treatments for pledged investments

During the period, the Company had pledged certain investments to secure its contractual obligations.

According to the provisions of the pledged contracts, during the contract terms, the Company may not use the pledged assets to sell, transfer, enter into sale and repurchase agreements or swap contracts with any other third party. If the Company fails to fulfil its obligations, the pledgees have the right to use the pledged assets as means to secure the Company's obligations after a stipulated point of time since which the obligations become past due.

Pledged assets are presented in the interim statement of financial position following accounting policies applied to the type of assets into which they are classified.

2.12 Fixed assets

Tangible and intangible fixed assets

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes any expenditure that is directly attributable to the acquisition of the fixed assets bringing them to suitable conditions for their intended use. Expenditure which is incurred subsequently and has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the interim income statement when incurred in the period.

Depreciation and amortisation

Fixed assets are depreciated and amortised using the straight-line basis method so as to write off the depreciable amount of the fixed assets over their estimated useful lives. The principal annual rates of each asset class are as follows:

Motor vehicles	16.67%/year
Office equipments	33.33%/year
Computer software	33.33% - 50%/year

Disposals

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

Construction in progress

Construction in progress represents the cost of assets in the course of installation or construction for operation or administrative purposes, or for other purposes not yet determined, which are recorded at cost and are comprised of such necessary costs to acquire the assets. Depreciation of these assets, on the same basis as other fixed assets, commences when they are ready for their intended use.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.13 Leased assets

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

2.14 Prepaid expenses

Prepaid expenses include short-term and long-term prepayments on the statement of financial position. Short-term prepaid expenses represent prepayments for goods and services; or tools that do not meet the recognition criteria for fixed assets for a period not exceeding 12 months or a business cycle from the date of prepayment. Long-term prepaid expenses represent prepayments for goods and services; or tools, which do not meet the recognition criteria for fixed assets for a period exceeding 12 months or more than one business cycle from the date of prepayment. Prepaid expenses are recorded at historical cost and allocated to expenses on a straight-line basis over their estimated useful lives.

2.15 Pledged assets, mortgaged assets, security deposits

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

2.16 Liabilities

(a) Recognition/de-recognition

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

(b) Classification

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

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.16 Liabilities (continued)

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

2.17 Offsetting financial instruments

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

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

2.18 Borrowings

Borrowings include borrowings from banks, financial institutions, finance companies and other entities. Borrowings are stated at cost as at reporting date.

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

Borrowing costs are recognised in the interim statement of comprehensive income when incurred.

2.19 Covered warrants

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.19 Covered warrants (continued)

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

Covered warrants issued by the Company

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

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

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

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

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

Authorised quantity of covered warrants, issued quantity of covered warrants and buyback quantity of covered warrants are monitored off the interim statement of financial position. Quantities of covered warrants authorised but not yet issued as at reporting date are disclosed in off the interim statement of financial position items.

Securities used as hedges against covered warrants

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

Proprietary trading of covered warrants

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

2.20 Income tax paid on behalf of investors

According to the prevailing taxation regulations in Vietnam, the Company is required to withhold taxes on capital transfer and dividend of foreign institutional investors and individual investors (both residents and non-residents) to declare and pay on their behalf. For local institutional investors, the Company is not responsible for withholding taxes as these entities are responsible for their own tax declarations and payments.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.21 Payables to employees

Employee payables mainly comprise accrued bonuses and other payables to employees.

2.22 Accrued expenses

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

2.23 Provisions

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

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

Changes in the provision balances during the accounting period are recorded as an increase or decrease into operating expenses.

2.24 Equity

(a) Owners' capital

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

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

(b) Revaluation reserve

Revaluation reserve reflects the differences arising on revaluation of AFS after deducting relevant deferred taxes.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.24 Equity (continued)

(c) Undistributed earnings

Undistributed earnings record the Company's post-tax results at the reporting date including cumulative realised profits and cumulative unrealised profits.

Post-tax unrealised profit/(loss) of the period is the total difference between gain and loss arising from revaluation of financial assets at FVTPL or other financial assets charged into the interim statement of comprehensive income and deferred income tax arising from such revaluation.

Post-tax realised profit of the period is the difference between total revenue, income and total expenses in the interim statement of comprehensive income, except for gain or loss arising from revaluation of financial assets recognised in unrealised profit/(loss).

2.25 Profit distribution

The Company's dividend is recognised as a liability in the interim financial statements in the year in which the Board of Directors declares dividends in accordance with dividend approval in the General Meeting of Shareholders, the Company's Charter and prevailing regulations.

Dividend base for distribution is post-tax realised profits after deducting amounts appropriated to reserves in accordance with the Company Charter and applicable regulations.

2.26 Assets of customers and liabilities to customers

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

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

2.27 Revenue and income recognition

(a) Revenue from provision of services to investors

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

Revenue from the provision of services is recognised in the interim statement of comprehensive income when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.27 Revenue and income recognition (continued)

(a) Revenue from provision of services to investors (continued)

Revenue from the provision of services is only recognised when all four (4) following conditions are satisfied:

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

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

(b) Income from proprietary trading of financial assets

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

The Company revaluates fair value of FVTPL financial assets monthly. The increase in revaluation of FVTPL financial assets is recognised as income and the decrease in revaluation of FVTPL financial assets is recognised as expense in the interim statement of comprehensive income without offsetting.

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

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

(c) Income from working capital management

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

- it is probable that the economic benefits associated with the transaction; and
- income can be measured reliably.

(d) Other income

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

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.28 Expenses

(a) Recognition

Expenses are recognised on an accrual basis, matching with revenue and on prudence concept.

(b) Classification

Expenses are classified by function as follows:

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

2.29 Financial income

Financial income reflects income from investment activities arising during the period mainly including interest income from bank deposits and foreign exchange gains.

2.30 Financial expenses

Financial expenses are expenses incurred in the period for financing activities mainly including interest expenses, expenses directly attributable to obtaining syndicated loan facilities and foreign exchange losses.

For borrowings denominated in foreign currencies, the Company hedges against foreign exchange risk by entering into forward contracts and cross currency swap contracts with local commercial banks, and therefore does not subsequently translate such borrowings using the closing rate in accordance with Vietnamese Accounting Standard 10 – "The Effects of Changes in Foreign Exchange Rates". The cost of hedging arising from these derivative contracts is accrued monthly as financial expense in the interim statement of comprehensive income and is a part of expenses relating to syndicated borrowings.

Expenses directly attributable to obtaining syndicated loan facilities (except interest expenses) that are payable to the syndicated lenders at the time of loan origination are recognised as a prepayment and allocated in a straight-line basis into financial expenses over the loan tenor.

2.31 General and administrative expenses

General and administration expenses represent expenses that are incurred for administrative purposes.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.32 Current and deferred income tax

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

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

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

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

2.33 Related parties

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

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

2.34 Segment reporting

A segment is a component which can be separated by the Company engaged in sales of goods or rendering of services ("business segment"), or sales of goods or rendering of services within a particular economic environment ("geographical segment"). Each segment is subject to risks and returns that are different from those of other segments.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.35 Nil items

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

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION

3.1 Cash and cash equivalents

	As at	
	30.6.2026 VND	31.12.2025 VND
Cash		
Cash on hand	338,598,384	438,179,840
Cash at bank	3,648,591,802,064	3,213,255,401,566
	3,648,930,400,448	**3,213,693,581,406**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets

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

As at 30 June 2026	Cost VND	Comparison to market price or fair value: Gain VND	Comparison to market price or fair value: Loss VND	Market value/ fair value VND
Listed shares and shares traded on UPCoM	60,857,368,861	5,320,000	(4,151,023,361)	56,711,665,500
Listed fund certificates	35,706,892,423	2,889,453,096	(327,478,549)	38,268,866,970
Listed bonds (*)	1,480,682,550,000	-	-	1,480,682,550,000
Unlisted bonds (**)	887,458,315,778	-	-	887,458,315,778
Total	**2,464,705,127,062**	**2,894,773,096**	**(4,478,501,910)**	**2,463,121,398,248**

As at 31 December 2025	Cost VND	Comparison to market price or fair value: Gain VND	Comparison to market price or fair value: Loss VND	Market value/ fair value VND
Listed shares and shares traded on UPCoM	45,416,078,519	1,145,281,761	(1,579,660,280)	44,981,700,000
Listed fund certificates	55,405,161,913	2,673,927,446	(352,796,359)	57,726,293,000
Listed bonds	1,500,980,250,000	-	-	1,500,980,250,000
Unlisted bonds	634,260,618,416	-	-	634,260,618,416
Total	**2,236,062,108,848**	**3,819,209,207**	**(1,932,456,639)**	**2,237,948,861,416**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

(*) Details of listed bonds are as follows:

	As at 30.06.2026 VND	Issuance date	Maturity date	Interest rate per annum	Par value/ share VND
Listed bonds					
Government bond (TD2631008)	1,178,817,000,000	22.1.2026	22.1.2031	3.30%	100,000
Government bond (TD1737407)	146,727,000,000	30.3.2017	30.3.2037	7.40%	100,000
Government bond (TD2035025)	106,194,000,000	27.8.2020	27.8.2035	3.00%	100,000
Government bond (TD2439031)	48,944,250,000	9.5.2024	9.5.2039	2.70%	100,000
Thanh Thanh Cong – Bien Hoa Joint Stock Company (SBT425001)	300,000	12.9.2025	12.9.2026	9.50%	100,000
Total	**1,480,682,550,000**				

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

(**) Details of unlisted bonds are as follows:

	As at 30.6.2026 VND	Key terms	Issuance date	Maturity date	Interest rate per annum	Par value/ share VND
Unlisted bonds						
Joint Stock Commercial Bank for Investment and Development of Vietnam (BID12504) (***)	300,000,000,000	Non-convertible, without warrant, unsecured	16.05.2025	16.05.2032	5.68%	1,000,000,000
Becamex Investment And Industrial Development Group (BCM12406)	153,947,594,086	Non-convertible, without warrant, secured	14.08.2024	14.08.2027	9.80%	100,000,000
Nam Long Investment Corporation (NLG12501)	107,390,918,989	Convertible, without warrant, secured	05.06.2025	05.06.2028	9.80%	100,000,000
Ho Chi Minh City Infrastructure Investment JSC (CII12402)	100,663,810,268	Non-convertible, without warrant, secured	17.10.2024	17.10.2027	10.40%	100,000,000
Thanh Thanh Cong - Bien Hoa Joint Stock Company (SBT12401)	72,810,206,416	Non-convertible, without warrant, secured	29.01.2024	29.01.2027	9.50%	100,000,000
Ba Ria - Vung Tau House Development Joint Stock Company (HDC12501)	69,570,481,659	Non-convertible, without warrant, secured	27.08.2025	27.08.2028	11.00%	100,000,000
PC1 Group Joint Stock Company (PC112201)	67,100,122,329	Non-convertible, without warrant, secured	31.03.2022	31.03.2027	10.00%	100,000,000
Ho Chi Minh City Infrastructure Investment JSC (CII12403)	15,179,271,804	Non-convertible, without warrant, secured	25.10.2024	25.10.2027	10.00%	100,000,000
PC1 Group Joint Stock Company (PC112202)	795,910,227	Non-convertible, without warrant, secured	19.05.2022	19.05.2027	10.00%	100,000,000
	887,458,315,778					

(***) The bond is pledged as collateral for the Company's short-term borrowings (Note 3.9 and Note 3.10).

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

	As at 30.6.2026		As at 31.12.2025	
	Amortised cost VND	Provisions VND	Amortised cost VND	Provisions VND
Term deposits (*)	300,000,000,000	-	300,000,000,000	-
Security deposit for covered warrants issued	-	-	112,000,000,000	-
Total	**300,000,000,000**	**-**	**412,000,000,000**	**-**

(*) As at 30 June 2026, the balance represented term deposits with original maturities of more than three (3) months and remaining maturities of less than twelve months placed with domestic banks, bearing interest at 7% per annum. These deposits were pledged as collateral for the Company's short-term borrowings (Notes 3.9 and 3.10).

NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

As at 30 June 2026	Cost VND	Comparison to market price or fair value: Gain VND	Comparison to market price or fair value: Loss VND	Market value/ fair value VND
Listed shares and shares traded on UPCoM	7,375,920,425,680	2,178,631,478,860	(788,353,514,510)	8,766,198,390,030
Unlisted and unregistered shares	2,776,987,264,205	187,600,000,000	-	2,964,587,264,205
Carried at cost (*)	*2,368,747,264,205*	-	-	*2,368,747,264,205*
Carried at fair value (**)	*408,240,000,000*	*187,600,000,000*	-	*595,840,000,000*
Listed bonds	1,029,565,204,444	226,309,028,556	-	1,255,874,233,000
Unlisted bonds	1,060,504,700,000	-	-	1,060,504,700,000
Total	**12,242,977,594,329**	**2,592,540,507,416**	**(788,353,514,510)**	**14,047,164,587,235**

As at 31 December 2025	Cost VND	Comparison to market price or fair value: Gain VND	Comparison to market price or fair value: Loss VND	Market value/ fair value VND
Listed shares and shares traded on UPCoM	7,756,131,180,733	2,964,124,023,537	(297,085,481,320)	10,423,169,722,950
Underlying assets designated as hedges for covered warrants	116,928,057,582	8,512,870,492	(435,010,024)	125,005,918,050
Unlisted and unregistered shares	892,506,426,285	187,600,000,000	-	1,080,106,426,285
Carried at cost (*)	*484,266,426,285*	-	-	*484,266,426,285*
Carried at fair value (**)	*408,240,000,000*	*187,600,000,000*	-	*595,840,000,000*
Listed bonds	1,174,461,391,528	504,964,647,022	-	1,679,426,038,550
Total	**9,940,027,056,128**	**3,665,201,541,051**	**(297,520,491,344)**	**13,307,708,105,835**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

	As at 30.6.2026		As at 31.12.2025	
	Cost VND	Market value/ fair value VND	Cost VND	Market value/ fair value VND
Listed shares and shares traded on UPCoM	**7,375,920,425,680**	**8,766,198,390,030**	**7,756,131,180,733**	**10,423,169,722,950**
Masan Consumer Corporation (MCH)	1,552,959,850,836	1,718,025,390,000	1,541,979,695,859	2,529,680,898,000
LOF International Dairy Products Joint Stock Company (IDP)	440,985,822,375	2,210,455,250,000	440,985,822,375	1,945,200,620,000
Khang Dien House Trading and Investment JSC (KDH)	929,591,607,671	742,648,456,800	920,027,142,556	1,065,240,949,500
Thu Dau Mot Water JSC (TDM)	648,366,528,709	884,070,000,000	648,366,528,709	884,070,000,000
FPT Corporation (FPT)	648,851,886,317	436,588,893,000	655,815,838,888	588,339,605,600
Others	3,155,164,729,772	2,774,410,400,230	3,548,956,152,346	3,410,637,649,850
Underlying assets designated as hedges for covered warrants	-	-	**116,928,057,582**	**125,005,918,050**
Vinhomes JSC (VHM)	-	-	54,790,708,300	62,334,304,000
Vietjet Aviation JSC (VJC)	-	-	22,899,135,732	23,415,524,000
Others	-	-	39,238,213,550	39,256,090,050
Unlisted and unregistered shares	**2,776,987,264,205**	**2,964,587,264,205**	**892,506,426,285**	**1,080,106,426,285**
National Payment Corporation of Vietnam (NAPAS) (**)	408,240,000,000	595,840,000,000	408,240,000,000	595,840,000,000
VPBank SMBC Finance Company Limited (*)	161,294,370,000	161,294,370,000	161,294,370,000	161,294,370,126
Hadasa Holdings Corporation (*) (Note 8(b))	389,296,000,000	389,296,000,000	-	-
Others (*)	1,818,156,894,205	1,818,156,894,205	322,972,056,285	322,972,056,159

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

	As at 30.6.2026		As at 31.12.2025	
	Cost VND	Market value/ fair value VND	Cost VND	Market value/ fair value VND
Listed bonds (***)	**1,029,565,204,444**	**1,255,874,233,000**	**1,174,461,391,528**	**1,679,426,038,550**
Ho Chi Minh City Infrastructure Investment JSC (CII425021)	909,179,619,444	1,068,922,501,000	1,174,404,500,000	1,679,280,994,550
Ba Ria - Vung Tau House Development JSC (HDC425001)	120,385,585,000	186,951,732,000	-	-
Ho Chi Minh City Infrastructure Investment JSC (CII424002)	-	-	56,891,528	145,044,000
Unlisted bonds (****)	**1,060,504,700,000**	**1,060,504,700,000**	**-**	**-**
Ho Chi Minh City Infrastructure Investment JSC (CII425002)	760,504,700,000	760,504,700,000	-	-
Thanh Thanh Cong - Bien Hoa JSC (SBT426001)	300,000,000,000	300,000,000,000	-	-
Total	**12,242,977,594,329**	**14,047,164,587,235**	**9,940,027,056,128**	**13,307,708,105,835**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

(*) These shares do not have quoted prices on an active the market and their fair value cannot be reliably measured, hence, stated at cost.

(**) The fair value of equity investment in NAPAS is estimated based on management's valuation models following multiples approach. The fair value is determined as the simple average of two values derived from price-to-earning (PE) ratio model and price-to-book (PB) ratio model. The fair value of equity investment is determined at each reporting year. As at 30 June 2026, this fair value was not significantly different from the reporting fair value of this investment.

(***) Details of listed bonds are as follows:

	As at 30.6.2026 VND	Key terms	Issuance date	Maturity date	Interest rate per annum	Par value/ share VND
Listed bonds						
Ho Chi Minh City Infrastructure Investment JSC (CII425021)	909,179,619,444	Convertible, without warrant, unsecured	18.8.2025	18.8.2035	10.0%	100,000
Ba Ria - Vung Tau House Development JSC (HDC425001)	120,385,585,000	Convertible, without warrant, unsecured	25.12.2025	25.12.2027	10.0%	100,000
	1,029,565,204,444					

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.2 Financial assets (continued)

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

(****) Details of unlisted bonds are as follows:

	As at 30.6.2026 VND	Key terms	Issuance date	Maturity date	Interest rate per annum	Par value/ share VND
Unlisted bonds						
Ho Chi Minh City Infrastructure Investment JSC (CII425002)	760,504,700,000	Convertible, without warrant, unsecured	25.6.2026	25.6.2041	10.0%	100,000
Thanh Thanh Cong - Bien Hoa JSC (SBT426001)	300,000,000,000	Convertible, without warrant, unsecured	10.6.2026	10.6.2028	9.5%	100,000
	1,060,504,700,000					

Certain AFS shares being pledged for short-term borrowings as 30 June 2026 are presented in Note 3.9 and Note 3.10.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.3 Loans and provisions

(a) Loans

	As at 30.6.2026		As at 31.12.2025	
	Amortised cost VND	Provisions VND	Amortised cost VND	Provisions VND
Margin loans (*)	16,646,458,908,632	(2,169,825,587)	16,023,487,352,399	(2,169,825,587)
Trading advances	499,330,699,278	-	143,698,674,582	-
Total	**17,145,789,607,910**	**(2,169,825,587)**	**16,167,186,026,981**	**(2,169,825,587)**

(*) Securities purchased on margin are held by the Company as collaterals for margin loans. The market value of collateral assets as at 30 June 2026 was VND59,947,115,973,500 (as at 31 December 2025: VND62,733,458,200,000).

(b) Provisions for impairment loss of financial assets and collaterals

The movement in provisions for impairment loss of financial assets and collaterals during the period is as follows:

	Opening balance VND	Provided VND	Reversed VND	Closing balance VND
Margin loans	2,169,825,587	-	-	2,169,825,587

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.4 Receivables

	As at 30.6.2026		As at 31.12.2025	
	Carrying value VND	Doubtful amount VND	Carrying value VND	Doubtful amount VND
Receivables from disposals of financial assets				
Receivables from disposals of listed securities	163,547,462,000	-	65,237,361,346	-
Receivables from disposals of covered warrants	-	-	4,249,828,000	-
	163,547,462,000	-	69,487,189,346	-
Dividend and interest receivables				
Dividend and interest receivables not yet due	272,197,730,931	-	157,497,853,293	-
Service-related receivables				
Service fee receivables	44,041,636,630	24,512,450,000	33,119,110,390	24,512,450,000
Other receivables				
Cash transferred for capital contribution to other entity	50,000,000,000	-	-	-
	529,786,829,561	**24,512,450,000**	**260,104,153,029**	**24,512,450,000**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.4 Receivables (continued)

Movement in provisions for doubtful debts during the period is as follows:

	Doubtful amount		Provision			
	Closing balance VND	Opening balance VND	Opening balance VND	Provided VND	Reversed VND	Closing balance VND
Service-related receivables						
Individual customer	22,584,000,000	22,584,000,000	22,584,000,000	-	-	22,584,000,000
Other corporate customers	1,928,450,000	1,928,450,000	1,928,450,000	-	-	884,000,000
Total	**24,512,450,000**	**24,512,450,000**	**24,512,450,000**	**-**	**-**	**24,512,450,000**

3.5 Prepayment to suppliers

	As at	
	30.6.2026 VND	31.12.2025 VND
Deposits for purchases of unlisted securities (*)	133,503,675,072	206,613,182,020
Others	2,998,710,366	11,226,967,354
	136,502,385,438	**217,840,149,374**

(*) Represents deposits for purchases of unlisted stocks and fund certificates, and is determined based on the quantity of securities.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.6 Fixed assets

(a) Tangible fixed assets

	Vehicles VND	Office equipment VND	Total VND
Historical cost			
As at 1.1.2026	18,509,472,793	131,597,545,678	**150,107,018,471**
New purchases	5,520,727,650	20,219,400,000	**25,740,127,650**
As at 30.6.2026	24,030,200,443	151,816,945,678	**175,847,146,121**
Accumulated depreciation			
As at 1.1.2026	4,801,567,249	74,849,162,168	**79,650,729,417**
Charge for the period	1,981,899,372	7,891,299,632	**9,873,199,004**
As at 30.6.2026	6,783,466,621	82,740,461,800	**89,523,928,421**
Net book value			
As at 1.1.2026	**13,707,905,544**	**56,748,383,510**	**70,456,289,054**
As at 30.6.2026	**17,246,733,822**	**69,076,483,878**	**86,323,217,700**

As at 30 June 2026, the Company had no outstanding commitments to purchase or sell tangible fixed assets.

As at 30 June 2026 and as at 31 December 2025, historical cost of fully depreciated tangible fixed assets but still in use was VND65.4 billion.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.6 Fixed assets (continued)

(b) Intangible fixed assets

	Computer software VND
Historical cost	
As at 1.1.2026	58,945,419,132
Transfer from construction in progress (Note 3.6(c))	384,200,000
As at 30.6.2026	**59,329,619,132**
Accumulated amortisation	
As at 1.1.2026	54,131,774,290
Charge for the period	888,840,048
As at 30.6.2026	**55,020,614,338**
Net book value	
As at 1.1.2026	**4,813,644,842**
As at 30.6.2026	**4,309,004,794**

As at 30 June 2026, the Company's commitments to purchase intangible fixed assets were disclosed in Note 12.

As at 30 June 2026 and as at 31 December 2025, historical cost of fully amortised intangible fixed assets but still in use was VND50.4 billion.

(c) Construction in progress

Movements in construction in progress during the period/year are as follows:

	For the six-month period ended 30.6.2026 VND	For the year ended 31.12.2025 VND
Opening balance	17,588,098,165	12,357,528,942
Increase	806,978,843	28,234,970,012
Transfer to tangible fixed assets	-	(20,696,500,000)
Transfer to intangible fixed assets	(384,200,000)	-
Transfer to prepaid expenses	-	(2,307,900,789)
Closing balance	**18,010,877,008**	**17,588,098,165**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.7 Prepaid expenses

(a) Short-term prepaid expenses

	As at	
	30.6.2026 VND	31.12.2025 VND
IT costs	15,571,698,771	11,677,366,948
Syndicated loan expenses	13,510,737,831	18,514,448,066
Office rental	1,202,352,033	1,095,218,647
	30,284,788,635	**31,287,033,661**

(b) Long-term prepaid expenses

	As at	
	30.6.2026 VND	31.12.2025 VND
Leasehold improvements	4,646,677,248	5,432,446,692

3.8 Other assets

(a) Other current assets

	As at	
	30.6.2026 VND	31.12.2025 VND
Deposits for derivative trading activities (*)	167,888,302,500	47,532,623,600

(*) This is the Company's deposits for its proprietary derivative trading activities in compliance with regulations of VSDC.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.8 Other assets (continued)

(b) Deposits in the Settlement support fund

According to regulations of VSDC, the Company is required to deposit an initial amount of VND120 million and an additional annual contribution equivalent to 0.01% of the total value of brokered securities in the previous year up to the maximum limit of VND2.5 billion in any one year. The maximum amount of contribution applicable to the Company is VND20 billion.

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

	For the six-month period ended	For the year ended
	30.6.2026	31.12.2025
	VND	VND
Opening balance	20,000,000,000	26,170,889,959
Interest allocated	1,184,721,909	1,565,579,903
Interest withdrawn	-	(7,736,469,862)
Closing balance	**21,184,721,909**	**20,000,000,000**

(c) Long-term pledged assets, mortgaged assets, security deposits

	As at	
	30.6.2026	31.12.2025
	VND	VND
Security deposit for bank loans (*)	1,130,728,000,000	-
Other long-term deposits	9,030,009,214	8,466,507,064
	1,139,758,009,214	**8,466,507,064**

(*) Represents a deposit in USD maintained at the bank to secure the Company's obligations arising from credit facility agreements with the bank (Note 3.9 and Note 3.10).

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.8 Other assets (continued)

(d) Other non-current assets

	As at	
	30.6.2026 VND	31.12.2025 VND
Deposits in the Derivatives trading clearing fund (*)	10,203,423,223	10,193,330,739

(*) Represents the Company's deposits in the Derivatives trading clearing Fund. According to prevailing regulations, the minimum amount of initial contribution applicable to direct clearing members is VND10 billion.

3.9 Pledged assets

Assets that are pledged as collaterals for the Company's short-term borrowings (Note 3.10) included:

	As at	
	30.6.2026 VND	31.12.2025 VND
Held-to-maturity financial assets ("HTM")		
Short-term deposits (Note 3.2(b))	300,000,000,000	300,000,000,000
Listed shares and shares traded on UPCoM		
AFS financial assets	1,569,440,000,000	1,400,260,000,000
Unlisted bonds		
FVTPL financial assets	300,000,000,000	300,000,000,000
Long-term pledged assets, mortgaged assets, security deposits		
Security deposit for bank loans (Note 3.8(c))	1,130,728,000,000	-
	3,300,168,000,000	**2,000,260,000,000**

Security deposits for covered warrants issued by the Company included:

	As at	
	30.06.2026 VND	31.12.2025 VND
Held-to-maturity financial assets ("HTM")		
Short-term deposits (Note 3.2(b))	-	112,000,000,000

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.10 Short-term borrowings and issued bonds

Details of movements in short-term borrowings and issued bonds during the period are as follows:

	Interest % per annum	Opening balance VND	Disbursement VND	Repayment VND	Closing balance VND
Short-term borrowings					
Domestic bank (i)	1.5 - 9.6	9,641,000,000,000	19,986,800,000,000	(16,296,000,000,000)	13,331,800,000,000
Foreign bank (ii)	SOFR + margin	4,262,550,000,000	2,300,278,000,000	-	6,562,828,000,000
Domestic joint stock company (iii)	6.6 -7.2	1,561,000,000,000	-	(100,000,000,000)	1,461,000,000,000
Domestic finance company (iii)	8.97	600,000,000,000	848,000,000,000	(1,100,000,000,000)	348,000,000,000
Total short-term borrowings		**16,064,550,000,000**	**23,135,078,000,000**	**(17,496,000,000,000)**	**21,703,628,000,000**

Short-term borrowings have terms ranging from 1 month to 364 days and are used to supplement working capital. Loan principals are repaid once at the maturity date, in which:

(i) Balance of secured loan was VND4,129,000,000,000 (as at 31 December 2025: VND3,063,000,000,000).

(ii) Borrowings from foreign banks are syndicated loans that are unsecured, denominated in United States Dollar. The Company hedged foreign exchange risk on 100% principal balances by entering into financial arrangements (such as cross currency swaps, short-term loans with deposits in USD, etc.). These contracts have the same maturity dates as those of the borrowings. The reference rate is the Term Secured Overnight Financing Rate ("Term SOFR") administered by CME Group Benchmark Administration Limited (or any other person which takes over the administration of that rate) for the relevant period published by the CME Group Benchmark Administration Limited (or any other person which takes over publication of that rate).

(iii) These are unsecured drawdowns from domestic finance company and domestic joint stock companies.

As at 30 June 2026 and as at 31 December 2025, there were neither borrowings nor issued bonds past due but not yet settled.

As at 30 June 2026 and as at 31 December 2025, there was no doubt on the Company's ability to repay these balances.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.11 Trading obligations

	As at	
	30.6.2026 VND	31.12.2025 VND
Payable to Ho Chi Minh City Stock Exchange	17,111,280,000	18,804,454,644
Payable to Hanoi Stock Exchange	1,077,074,394	1,228,840,151
Payable to VSDC	1,489,563,053	1,513,945,911
Covered warrant payables issued by the Company	-	33,409,417,000
	19,677,917,447	**54,956,657,706**

As at 30 June 2026 and as at 31 December 2025, there were no trading obligations past due but not yet settled.

As at 30 June 2026 and as at 31 December 2025, there was no doubt on the Company's ability to repay these balances.

3.12 Trade payables

	As at	
	30.6.2026 VND	31.12.2025 VND
Payables for purchases of listed securities on stock exchanges	2,145,900,000	105,364,239,280
Payables for purchases of covered warrants	-	115,288,000
Payables for purchases of goods and services	431,968,488	976,867,825
	2,577,868,488	**106,456,395,105**

As at 30 June 2026 and as at 31 December 2025, there were no payables past due but not yet settled.

As at 30 June 2026 and as at 31 December 2025, there was no doubt on the Company's ability to repay these balances.

3.13 Customers' advances

These balances are mainly advances for service-related activities.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.14 Taxes and other payables to the State

Movements in tax and other payables to the State during the period were as follows:

	As at 1.1.2026 VND	Incurred VND	Paid VND	As at 30.6.2026 VND
Corporate income tax – current	188,524,588,792	81,827,705,220	(242,454,557,533)	27,897,736,479
Personal income tax withheld and paid on behalf of investors	33,087,316,245	296,756,631,419	(285,729,173,231)	44,114,774,433
Personal income tax	3,652,740,507	71,047,128,866	(69,331,293,577)	5,368,575,796
Value added tax	4,402,230,995	1,822,460,102	(5,700,669,953)	524,021,144
	229,666,876,539	**451,453,925,607**	**(603,215,694,294)**	**77,905,107,852**

3.15 Accrued expenses

	As at 30.6.2026 VND	As at 31.12.2025 VND
Interests on borrowings	103,029,010,766	67,436,361,790
Others	441,923,751	4,874,823,170
	103,470,934,517	**72,311,184,960**

3.16 Other payables

	As at 30.6.2026 VND	As at 31.12.2025 VND
Operation fund of the Board of Directors (i) (Note 8(b))	8,168,624,110	8,168,624,110
Deposit to secure contractual obligations (ii)	199,600,000,000	172,000,000,000
Employment Stock Ownership Plan ("ESOP") subscription from employees (iii)	50,600,000,600	-
Dividends payable to shareholders (iv)	1,938,412,790	426,828,303,290
Other payables	1,931,655,595	1,836,805,219
	262,238,693,095	**608,833,732,619**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.16 Other payables (continued)

(i) Appropriation to the BOD's operating fund was approved in the Annual General Meeting of Shareholders on 19 April 2017 and aimed for social charity activities.

(ii) Representing the deposit the Company received from a customer in relation to securities purchases and is determined based on the subscribed quantity of securities.

(iii) The balance represents the amount contributed by the Company's employees for the purchase of shares under the 2026 ESOP program, as approved at the Annual General Meeting of Shareholders held on 30 March 2026.

(iv) Details of movements in dividends payable to shareholders are as follows:

	For the six-month period ended	For the year ended
	30.6.2026	31.12.2025
	VND	VND
Opening balance	426,828,303,290	1,725,373,040
Cash dividend declared during the period/year	212,525,000,000	604,574,870,000
In which		
Final dividend of 2024 (Note 7.1(i))	-	*179,524,870,000*
1st interim dividend of 2025 (Note 7.1(iv))	-	*425,050,000,000*
Final dividend of 2025 (Note 7.1(vi))	*212,525,000,000*	-
Dividend paid	(637,414,890,500)	(179,471,939,750)
Ending balance	**1,938,412,790**	**426,828,303,290**

The outstanding dividend payable that has not been paid as at 30 June 2026 is attributable to some shareholders who have not collected the dividends from the Company. The outstanding dividend payable that has not been paid as at 31 December 2025 primarily represents the first interim dividend for 2025, which was declared on 25 December 2025 and subsequently paid on 20 January 2026.

Other than (iv), there were no payables past due but not yet settled.

As at 30 June 2026 and as at 31 December 2025, there was no doubt on the Company's ability to repay these balances.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.17 Deferred income tax

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same taxation authority. The offset amounts are as follows:

	As at	
	30.6.2026 VND	31.12.2025 VND
Deferred income tax assets to be recovered within 12 months (i)	1,140,882,899	3,060,478,049
Deferred income tax liabilities payable within 12 months (ii)	(360,837,398,581)	(673,913,560,454)
	(359,696,515,682)	**(670,853,082,405)**

Movements in deferred income tax, taking into consideration the offsetting of balances within the same tax jurisdiction, were as follows:

	For the six-month period ended 30.6.2026 VND	For the year ended 31.12.2025 VND
Opening balance	(670,853,082,405)	(609,348,050,014)
Credited to profit or loss (Note 5.6)	(1,542,244,637)	18,921,271,391
Recognised directly in equity	312,698,811,360	(80,426,303,782)
Closing balance	**(359,696,515,682)**	**(670,853,082,405)**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.17 Deferred income tax (continued)

(i) Details of deferred income tax assets are as below:

	As at	
	30.6.2026 VND	31.12.2025 VND
Deductible temporary differences:		
Hedging costs from swap contracts	1,950,860,088	387,150,837
Revaluation losses of FVTPL financial assets (Note 5.2(a))	1,583,728,814	-
Provisions for margin loans (Note 3.3)	2,169,825,587	2,169,825,587
Revaluation gains of issued covered warrant (Note 5.2(b))	-	12,745,413,817
	5,704,414,489	**15,302,390,241**
At tax rate of 20%:		
Deferred income tax assets to be recovered within 12 months	**1,140,882,899**	**3,060,478,049**

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

(ii) Details of deferred income tax liabilities are as below:

	As at	
	30.6.2026 VND	31.12.2025 VND
Taxable temporary differences:		
Revaluation losses of FVTPL financial assets (Note 5.2(a))	-	1,886,752,568
Revaluation gains of AFS financial assets (Note 3.19)	1,804,186,992,906	3,367,681,049,707
	1,804,186,992,906	**3,369,567,802,275**
At tax rate of 20%:		
Deferred income tax liabilities payable within 12 months	**360,837,398,581**	**673,913,560,454**

The Company used a tax rate of 20% in year 2026 (year 2025: 20%) to determine deferred income tax assets and deferred income tax liabilities.

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.18 Owners' capital

(a) Number of shares

	As at	
	30.6.2026	**31.12.2025**
Number of shares registered	1,147,631,925	850,100,000
Number of shares issued	1,147,631,925	850,100,000
Number of shares in issue	**1,147,631,925**	**850,100,000**

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

(b) Details of shareholding

	As at 30.6.2026		As at 31.12.2025	
	Ordinary shares	**%**	**Ordinary shares**	**%**
Mr. To Hai	174,338,194	15.19	129,139,403	15.19
Other shareholders	973,293,731	84.81	720,960,597	84.81
Number of shares	**1,147,631,925**	**100.00**	**850,100,000**	**100.00**

(c) Movement in share capital

	For the six-month period ended	For the year ended
	30.6.2026	**31.12.2025**
Opening quantity	850,100,000	718,099,480
New shares issued	297,531,925	132,000,520
Closing quantity	**1,147,631,925**	**850,100,000**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.19 Revaluation reserve

	As at	
	30.6.2026 VND	31.12.2025 VND
Revaluation gains of AFS financial assets (Note 3.2(c))	1,804,186,992,906	3,367,681,049,707
Adjusted for: Deferred tax liabilities	(360,837,398,581)	(673,536,209,941)
	1,443,349,594,325	**2,694,144,839,766**

The movement in revaluation reserve during the period/year is as follows:

	For the six-month period ended 30.6.2026 VND	For the year ended 31.12.2025 VND
Opening balance	2,694,144,839,766	2,372,439,624,636
Recognised in equity	(1,250,795,245,441)	321,705,215,130
Revaluation (loss)/gains of AFS financial assets	*(1,563,494,056,801)*	*402,131,518,912*
Adjusted for: Deferred tax asset/(liabilities) (Note 3.17)	*312,698,811,360*	*(80,426,303,782)*
Closing balance	**1,443,349,594,325**	**2,694,144,839,766**

3 NOTES TO THE INTERIM STATEMENT OF FINANCIAL POSITION (continued)

3.20 Undistributed earnings

Movements in undistributed earnings during the period are as follows:

	As at 1.1.2026 VND	Profit for the period VND	Dividend declared (Note 7.1 (vi)) VND	Charter capital increase from owners' equity (Note 7.1 (v)) VND	As at 30.6.2026 VND
Realised profit after tax	1,542,797,589,184	583,898,748,005	(212,525,000,000)	(381,179,250,000)	1,532,992,087,189
Unrealised loss/profit	(8,686,929,001)	7,419,945,948	-	-	(1,266,983,053)
Undistributed earning	**1,534,110,660,183**	**591,318,693,953**	**(212,525,000,000)**	**(381,179,250,000)**	**1,531,725,104,136**

Movements in undistributed earnings during the prior year are as follows:

	As at 1.1.2025 VND	Profit for the year VND	Dividend declared (Note 7.1) VND	As at 31.12.2025 VND
Realised profit after tax	798,326,170,747	1,349,046,288,437	(604,574,870,000)	1,542,797,589,184
Unrealised loss	(1,595,147,522)	(7,091,781,479)	-	(8,686,929,001)
Undistributed earning	**796,731,023,225**	**1,341,954,506,958**	**(604,574,870,000)**	**1,534,110,660,183**

4 NOTES TO OFF INTERIM STATEMENT OF FINANCIAL POSITION ITEMS

4.1 Foreign currencies

Included in cash and cash equivalents are balances held in foreign currencies as follows:

	As at	
	30.6.2026	**31.12.2025**
Original amount		
US Dollar	744,088	951,565
British Pound	146,221	139,187
Euro	19,759	19,731
VND equivalent		
US Dollar	19,660,969,435	25,105,306,118
British Pound	5,149,204,185	4,902,974,267
Euro	605,325,876	604,491,676
	25,415,499,496	**30,612,772,061**

4.2 Number of shares in issue

	As at	
	30.6.2026	**31.12.2025**
Ordinary shares		
Quantity in issue under 1 year	429,532,445	132,000,520
Quantity in issue for 1 year or more	718,099,480	718,099,480
	1,147,631,925	**850,100,000**

4.3 Securities listed/registered at VSDC

	As at	
	30.6.2026	**31.12.2025**
Financial assets (quantity)		
Freely traded securities	156,978,959	267,741,073
Restricted securities	37,338	-
Pledged securities	28,300,000	25,800,000
Securities awaiting settlement	5,117,700	1,247,300
	190,433,997	**294,788,373**

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

4.4 Securities in custody of VSDC and not yet traded

	As at	
	30.6.2026	**31.12.2025**
Financial assets (quantity)		
Freely traded securities	1,202,407	10,287
Suspended securities	1,156,951	274,200
	2,359,358	**284,487**

4.5 Securities purchased and awaiting settlement

	As at	
	30.6.2026	**31.12.2025**
Financial assets (quantity)		
Securities awaiting settlement	60,000	2,776,500

4.6 Securities not in custody of VSDC

	As at	
	30.6.2026	**31.12.2025**
Financial assets (quantity)		
Freely traded securities	57,926,035	19,341,955

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

4.7 Futures

Futures positions which are still open as at reporting date are as follows:

			As at 30.6.2026			As at 31.12.2025		
Contract code	First trading date	Last trading date	Number of contracts	Closing settlement price	Open short position (*) VND	Number of contracts	Closing settlement price	Open short position (*) VND
41I2G7000	22.05.2026	16.07.2026	12	1,935.2	2,322,240,000	-	-	-
41I1G7000	22.05.2026	16.07.2026	137	1,997.6	27,367,120,000	-	-	-
41I2G8000	19.06.2026	20.08.2026	48	1,998.1	9,590,880,000	-	-	-
41I1G1000	22.11.2025	15.01.2026	-	-	-	262	2,029.0	53,159,800,000
					39,280,240,000			**53,159,800,000**

(*) Multiplier is VND100,000 per contract.

5 NOTES TO THE INTERIM STATEMENT OF COMPREHENSIVE INCOME

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

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Realised gains on disposal of FVTPL financial assets	740,727,060,584	933,159,617,814
In which:		
Underlying securities	*393,145,230,993*	*680,994,790,788*
Derivatives	*316,495,144,000*	*244,584,715,000*
Covered warrants redeemed	*14,116,118,840*	*1,205,888,853*
Covered warrants expired	*16,970,566,751*	*6,374,223,173*
Realised losses on disposal of FVTPL financial assets	(761,882,522,798)	(751,401,321,999)
In which:		
Underlying securities	*(441,681,127,190)*	*(508,687,954,173)*
Derivatives	*(279,898,041,000)*	*(218,882,290,000)*
Covered warrants redeemed	*(8,242,978,768)*	*(4,778,852,223)*
Covered warrants expired	*(32,060,375,840)*	*(19,052,225,603)*
Net realised (losses)/gains	**(21,155,462,214)**	**181,758,295,815**

5 NOTES TO THE INTERIM STATEMENT OF COMPREHENSIVE INCOME (continued)

5.1 Net realised gain on disposals of FVTPL financial assets and coverred warrants (continued)

Details by category are as follows:

	Quantity disposed	Sales proceeds VND	Costs of disposals (*) VND	Realised gains/(losses) in current period VND	Realised gains/(losses) in prior period VND
Shares	484,641,946	20,565,568,200,298	20,645,451,657,068	(79,883,456,770)	70,201,948,089
Bonds	167,381,234	19,813,575,722,954	19,804,794,067,188	8,781,655,766	79,133,518,028
Fund certificates	40,659,775	1,232,178,756,235	1,216,521,007,990	15,657,748,245	22,226,430,071
Certificates of deposit	146	618,518,386,426	611,610,229,864	6,908,156,562	744,940,427
Net realised (loss)/gain on disposal of underlying securities				(48,535,896,197)	172,306,836,615
Net realised gain on futures position				36,597,103,000	25,702,425,000
Net gain/(loss) on redemption of covered warrants issued by the Company				5,873,140,072	(3,572,963,370)
Net loss on expiry of covered warrants issued by the Company				(15,089,809,089)	(12,678,002,430)
				(21,155,462,214)	**181,758,295,815**

(*) Costs of underlying securities are determined using the weighted average method up to the end of the respective trading date.

5 NOTES TO THE INTERIM STATEMENT OF COMPREHENSIVE INCOME (continued)

5.2 Revaluation result of FVTPL financial assets and covered warrants liabilities

(a) Revaluation result of FVTPL financial assets

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Decrease in upward revaluation	(924,436,111)	(3,222,062,852)
(Increase)/decrease in downward revaluation	(2,546,045,271)	5,730,328,800
	(3,470,481,382)	**2,508,265,948**

Details of revaluation of FVTPL financial assets by category are as follows:

	Cost VND	Market value/fair value VND	Accumulated revaluation gains/(losses) at as 30.6.2026 VND	Accumulated revaluation gains/(losses) as at 31.12.2025 VND	Credited/(charged) to profit or loss VND
Listed shares and shares traded on UPCoM	60,857,368,861	56,711,665,500	(4,145,703,361)	(434,378,519)	(3,711,324,842)
Listed bonds	1,480,682,550,000	1,480,682,550,000	-	-	-
Listed fund certificates	35,706,892,423	38,268,866,970	2,561,974,547	2,321,131,087	240,843,460
Unlisted bonds	887,458,315,778	887,458,315,778	-	-	-
	2,464,705,127,062	**2,463,121,398,248**	**(1,583,728,814)**	**1,886,752,568**	**(3,470,481,382)**

5 NOTES TO THE INTERIM STATEMENT OF COMPREHENSIVE INCOME (continued)

5.2 Revaluation result of FVTPL financial assets and covered warrants liabilities (continued)

(b) Revaluation result of covered warrants liabilities

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Decrease in downward revaluation	(225,066,939)	-
Decrease in upward revaluation	12,970,480,756	-
	12,745,413,817	-

5.3 Dividends and interest income from FVTPL and AFS financial assets

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Dividends and interest income from FVTPL financial assets	**2,161,682,500**	**3,880,478,870**
Dividend income	2,161,682,500	3,570,393,600
Interest income	-	310,085,270
Dividend income from AFS financial assets	**355,340,281,258**	**135,465,332,553**
Dividend income	287,216,786,808	122,332,704,618
Coupon	68,123,494,450	13,132,627,935
	357,501,963,758	**139,345,811,423**

5.4 Financial expenses

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Exchange rate differences	2,328,709,251	5,886,818,207
Realised	*765,000,000*	*5,886,818,207*
Unrealised	*1,563,709,251*	-
Interest expenses	590,965,986,212	316,760,050,570
Syndicated loan arrangement and hedging costs	112,753,108,799	14,233,858,201
	706,047,804,262	**336,880,726,978**

5 NOTES TO THE INTERIM STATEMENT OF COMPREHENSIVE INCOME (continued)

5.5 General and administrative expenses

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Staff costs	43,442,353,482	21,104,519,565
Outsourced services	14,479,569,522	13,749,768,369
Stationery expenses	2,407,039,629	1,689,070,894
Depreciation and armotisation	3,689,794,697	1,960,720,698
Other expenses	11,346,308,856	10,934,063,977
	75,365,066,186	**49,438,143,503**

5.6 Corporate income tax

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Accounting profit before tax	674,688,643,810	566,597,571,738
Tax calculated at a rate of 20%:	134,937,728,762	113,319,514,348
Adjustment:		
Non-taxable income	(51,983,973,704)	(25,959,932,739)
Non-deductible expenses	416,194,799	468,370,833
Corporate income tax charge (*)	**83,369,949,857**	**87,827,952,442**
Charged/(credited) to profit or loss:		
Corporate income tax – current	81,827,705,220	104,397,195,106
Corporate income tax – deferred (Note 3.17)	1,542,244,637	(16,569,242,664)
	83,369,949,857	**87,827,952,442**

(*) The corporate income tax charge for the year is based on estimated taxable income and is subject to review and possible adjustment by the tax authorities.

5 NOTES TO THE INTERIM STATEMENT OF COMPREHENSIVE INCOME (continued)

5.7 Earnings per share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to shareholders after deducting the bonus and welfare funds and preferred share dividend by the weighted average number of ordinary shares outstanding during the year, adjusted for bonus shares issued during the year and excluding treasury shares.

Other comprehensive income is not included in earnings to calculate earnings per shares due to the absence of detailed guidance from the authority.

	For the six-month period ended	
	30.6.2026	**30.6.2025 Restated (*)**
Accounting profit after tax attributable to ordinary shareholders (VND)	591,318,693,953	478,769,619,296
Net profit after tax attributable to ordinary shareholders (VND)	591,318,693,953	478,769,619,296
Weighted average number of ordinary shares in issue (share)	1,147,631,925	969,431,700
Basic earnings per share (VND)	**515**	**494**

(*) Basic earnings per share for the six-month period ended 30 June 2025 were recalculated to take into account adjustments for the increase in share capital from owners' equity (Note 7.1(v)), as follows:

	For the six-month period end 30.6.2025		
	Previously reported	**Adjustments**	**Restated**
Net profit attributable to shareholders (VND)	478,769,619,296	-	478,769,619,296
Weighted average number of ordinary shares in circulations (share)	718,099,480	251,332,220	969,431,700
Basic earnings per share (VND)	**667**		**494**

(b) Diluted earnings per share

The Company did not have any ordinary shares potentially diluted during the year and up to the date of these interim financial statements. Therefore, the diluted earnings per share is equal to the basic earnings per share.

6 NOTES TO THE INTERIM STATEMENT OF CASH FLOWS

6.1 Proceeds from borrowings

Proceeds from borrowings are loan drawdowns (Note 3.10).

6.2 Repayments of principals of borrowings

Repayments of borrowings are loan repayments and bond repayments (Note 3.10).

NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

7 NOTES TO THE INTERIM STATEMENT OF CHANGES IN EQUITY

7.1 Details of changes in equity

Details of changes in equity during the period are as follows:

	Share capital VND	Share premium VND	Revaluation reserve VND	Undistributed earnings VND	Total VND
As at 1.1.2025	**7,180,994,800,000**	**2,594,140,000,000**	**2,372,439,624,636**	**796,731,023,225**	**12,944,305,447,861**
Post-tax profit for the period	-	-	-	478,769,619,296	**478,769,619,296**
Revaluation of AFS financial assets	-	-	(804,494,450,761)	-	**(804,494,450,761)**
Final cash dividend of the year 2024 (i)	-	-	-	(179,524,870,000)	**(179,524,870,000)**
As at 30.6.2025	7,180,994,800,000	2,594,140,000,000	1,567,945,173,875	1,095,975,772,521	**12,439,055,746,396**
Post-tax profit for the period	-	-	-	863,184,887,662	**863,184,887,662**
Revaluation of AFS financial assets	-	-	1,126,199,665,891	-	**1,126,199,665,891**
Shares issued under ESOP programme (ii)	45,005,200,000	9,001,040,000	-	-	**54,006,240,000**
Increase share capital from private issue (iii)	1,275,000,000,000	2,677,500,000,000	-	-	**3,952,500,000,000**
Interim cash dividend of the year 2025 (iv)	-	-	-	(425,050,000,000)	**(425,050,000,000)**
As at 31.12.2025	**8,501,000,000,000**	**5,280,641,040,000**	**2,694,144,839,766**	**1,534,110,660,183**	**18,009,896,539,949**
Post-tax profit for the period	-	-	-	591,318,693,953	**591,318,693,953**
Revaluation of AFS financial assets	-	-	(1,250,795,245,441)	-	**(1,250,795,245,441)**
Increase share capital from equity (v)	2,975,319,250,000	(2,594,140,000,000)	-	(381,179,250,000)	-
Final cash dividend of the year 2025 (vi)	-	-	-	(212,525,000,000)	**(212,525,000,000)**
As at 30.6.2026	**11,476,319,250,000**	**2,686,501,040,000**	**1,443,349,594,325**	**1,531,725,104,136**	**17,137,894,988,461**

7 NOTES TO THE INTERIM STATEMENT OF CHANGES IN EQUITY (continued)

7.1 Details of changes in equity (continued)

(i) According to the Resolution of Annual General Meeting of Shareholders dated 2 April 2024, the planned dividend payout ratio of the year 2024 is 5% - 10%. Accordingly, the BOD issued the Resolution of No. 01/2025/NQ.HĐQT.VIETCAP dated 20 January 2025 approved the second interim dividend of 2024 at 2.5% (equivalent to VND250 per share) of the Company's charter capital of VND7,180,994,800,000 and to be settled in cash to shareholders in the final registry as at 7 February 2025. The settlement date was 17 February 2025.

(ii) According to the Resolution of the Annual General Meeting of Shareholders on 1 April 2025 and the Resolution of the BOD dated 20 May 2025, the Company issued 4,500,520 ordinary shares under ESOP programme on 11 July 2025 which was confirmed by the State Securities Commission on 11 July 2025 according to Official Letter No. 3339/UBCK-QLKD. The Company accounted for the difference between the par value of VND10,000 per share and the issue price of VND12,000 as share premium. The issued shares are restricted for one (1) year since the issue date.

(iii) According to the Resolution of the Extraordinary General Meeting dated 7 November 2025 and the Resolution of the Board of Directors dated 14 November 2025, the Company issued 127,500,000 ordinary shares under private issue on 22 December 2025 which was confirmed by the State Securities Commission on 22 December 2025 according to Official Letter No. 9120/UBCK-QLKD. The Company accounted for the difference between the par value of VND10,000 per share and the issue price of VND31,000 as share premium. The issued shares are restricted to transfer within one (1) year since the issuance date, except transfers among professional investors or specific transfers regulated by laws.

(iv) According to the Resolution of Annual General Meeting of Shareholders dated 1 April 2025, the planned dividend payout ratio of the year 2025 is 5% - 10%. Accordingly, the BOD issued the Resolution dated 25 December 2025 approved the first interim dividend of 2025 at 5% (equivalent to VND500 per share) from the Company's undistributed profit after tax as at 30 September 2025 and to be settled in cash to shareholders in the final registry as at 9 January 2026. The settlement date was 20 January 2026.

(v) The Resolution of Annual General Meeting of Shareholders dated 2 February 2026 and the Resolution of the BOD dated 13 February 2026 approved the share issue plan to increase the Company's charter capital from undistributed retained earnings, through a share issuance to existing shareholders at the ratio of 20:7, in which a shareholder holding 20 existing shares would be entitled to 7 new shares. Accordingly, the Company issued an additional 297,531,925 shares which were confirmed by the State Securities Commission on 13 April 2026 according to the Official Letter No. 2817/UBCK-QLKD.

7 NOTES TO THE INTERIM STATEMENT OF CHANGES IN EQUITY (continued)

7.1 Details of changes in equity (continued)

(vi) According to the Resolution of Annual General Meeting of Shareholders dated 1 April 2025, the planned dividend payout ratio of the year 2025 is 5% - 10%. Accordingly, the BOD issued the Resolution dated 16 March 2026 approved the second interim dividend of 2025 at 2.5% (equivalent to VND250 per share) and to be settled in cash to shareholders in the final registry as at 27 March 2026. The settlement date was 10 April 2026.

7.2 Distributed earnings

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Undistributed earnings brought forward (Note 3.20)	1,542,797,589,184	798,326,170,747
Accumulated unrealised loss	(1,266,983,053)	-
Realised profits incurred in the period (Note 3.20)	583,898,748,005	476,763,006,538
Capital increase from owners' equity	(381,179,250,000)	-
Distributed profits during the period	(212,525,000,000)	(179,524,870,000)
Remaining distributable profits to shareholders	**1,531,725,104,136**	**1,095,564,307,285**
Distributed profits during the period	212,525,000,000	179,524,870,000
Income tax withheld	(7,828,687,833)	(6,455,925,751)
Net amount distributed to shareholders	**204,696,312,167**	**173,068,944,249**

8 RELATED PARTY DISCLOSURES

Details of the key related parties and relationship are given as below:

Related party	Relationship
Viet Capital Asset Management JSC (VCAM)	Under common member of BOD
Viet Capital Balanced Fund	Under common member of BOD
LOF International Dairy Products JSC (IDP)	Under common member of BOD
Board of Directors, Board of Supervision and Board of Management	Key management
Ms. Truong Nguyen Thien Kim	Related party to a member of the BOD
Hadasa Holdings Joint Stock Company	Company controlled by a related party

8 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions

The primary transactions with related parties incurred in the year are:

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Viet Capital Asset Management JSC		
Revenue on brokerage services and custody services	5,162,128	9,473,123
Viet Capital Balanced Fund		
Revenue on brokerage services	40,868,357	10,280,122
LOF International Dairy Products JSC		
Revenue on brokerage services and consultancy services	1,062,930,000	-
Mrs. Truong Nguyen Thien Kim		
Purchase of unlisted shares	389,296,000,000	-
Key management compensation		
Remuneration, salary and other gross benefits (**)	10,329,372,000	5,714,064,000

(**) Details are as follows:

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Remuneration of the independent members of BoD		
Ms. Nguyen Viet Hoa	120,000,000	120,000,000
Mr. Le Ngoc Khanh	120,000,000	120,000,000
Mr. Nguyen Lan Trung Anh	60,000,000	120,000,000
Remuneration of the Board of Supervision		
Ms. Bui Thi Minh Nguyet	75,000,000	30,000,000
Ms. Truong Thi Huyen Trang	30,000,000	30,000,000
Ms. Mai Thi Thanh Trang	60,000,000	120,000,000
Ms. Hong Anh Nguyet	15,000,000	-

8 RELATED PARTY DISCLOSURES (continued)

(a) Related party transactions (continued)

	For the six-month period ended	
	30.6.2026 VND	30.6.2025 VND
Salaries and other gross benefits of the Board of Management		
CEO	3,363,936,000	1,383,516,000
Other members	6,485,436,000	3,790,548,000

The non-independent members of the Board of Directors did not receive remuneration from the Company.

(b) Year end balances with related parties

	As at	
	30.6.2026 VND	31.12.2025 VND
LOF International Dairy Products JSC		
Service fee receivables	233,844,600	552,246,774
Hadasa Holdings Corporation		
AFS financial investment - unlisted shares (Note 3.2(c))	389,296,000,000	-
Board of Directors		
Operation fund of the Board of Directors (Note 3.16)	8,168,624,110	8,168,624,110

NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

9 SEGMENT REPORTING

The Board of Management of the Company determines that the decisions of the Company are based primarily on the types of services provided by the Company. As a result, the primary segment reporting of the Company is presented in respect of the Company's business segments.

(a) Geographical segments

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

(b) Business segments

Brokerage and services segment generates revenue and incurs expenses related to securities brokerages, underwriting, agency, custody and other securities services.

Proprietary trading segment generates revenue and incurs expenses related to FVTPL financial assets, AFS financial assets, and derivatives.

Lending segment generates revenue and incurs expenses related to margin loans, trading advances and HTM financial assets.

Consulting segment generates revenue and incurs expenses related to financial consultancy service and investment consultancy service.

9 SEGMENT REPORTING (continued)

(b) Business segments (continued)

Income and expenses based on the Company's business activity segments are as follows:

	For the six-month period ended 30 June 2026				
	Brokerage and services VND	**Proprietary trading VND**	**Lending VND**	**Consulting VND**	**Total VND**
Revenue and income (*)	575,183,724,129	1,097,079,521,292	889,121,441,459	20,946,472,289	**2,582,331,159,169**
Expenses	(357,994,740,822)	(1,054,569,562,325)	(436,209,206,542)	(20,007,247,425)	**(1,868,780,757,114)**
In which:					
Direct cash expenses	*(327,910,915,873)*	*(768,758,761,066)*	-	*(17,552,270,201)*	***(1,114,221,947,140)***
Total depreciation and amortisation of fixed assets	*(6,970,620,452)*	*(1,377,029)*	-	*(100,246,874)*	***(7,072,244,355)***
Allocation of long-term and short-term prepaid expenses	*(23,113,204,497)*	*(662,826,510)*	-	*(2,354,730,350)*	***(26,130,761,357)***
Other allocated expenses	-	*(285,146,597,720)*	*(436,209,206,542)*	-	***(721,355,804,262)***
Segment result	217,188,983,307	42,509,958,967	452,912,234,917	939,224,864	**713,550,402,055**
Net financial income					**33,243,033,968**
General and administrative expenses					**(75,365,066,186)**
Net other income					**3,260,273,973**
Operating result					**674,688,643,810**

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

9 SEGMENT REPORTING (continued)

(b) Business segments (continued)

	For the six-month period ended 30 June 2025				
	Brokerage and services VND	Proprietary trading VND	Lending VND	Consulting VND	Total VND
Revenue and income (*)	376,582,915,536	1,069,283,366,385	538,878,004,521	25,859,543,230	**2,010,603,829,672**
Expenses	(301,416,581,255)	(903,954,207,765)	(201,644,757,023)	(15,944,563,312)	**(1,422,960,109,355)**
In which:					
Direct cash expenses	*(275,399,849,717)*	*(768,002,190,878)*	-	*(13,618,642,360)*	***(1,057,020,682,955)***
Total depreciation and amortisation of fixed assets	*(4,901,430,346)*	-	-	*(171,245,382)*	***(5,072,675,728)***
Allocation of long-term and short-term prepaid expenses	*(21,115,301,192)*	*(716,046,932)*	-	*(2,154,675,570)*	***(23,986,023,694)***
Other allocated expenses	-	*(135,235,969,955)*	*(201,644,757,023)*	-	***(336,880,726,978)***
Segment result	75,166,334,281	165,329,158,620	337,233,247,498	9,914,979,918	**587,643,720,317**
Net financial income					**13,130,096,419**
General and administrative expenses					**(49,438,143,503)**
Net other income					**15,261,898,505**
Operating result					**566,597,571,738**

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

9 SEGMENT REPORTING (continued)

(b) Business segments (continued)

Assets and liabilities based on the Company's business activity segments are as follows:

	As at 30 June 2026				
	Brokerage and services VND	Proprietary trading VND	Lending VND	Consulting VND	Total VND
Segment assets	124,647,914,645	18,737,099,885,952	19,541,454,576,038	2,425,943,630	**38,405,628,320,265**
Unallocated assets					**1,321,762,814,078**
Total assets					**39,727,391,134,343**
Segment liabilities	248,705,934,868	10,524,662,410,725	11,284,741,707,094	2,029,494,954	**22,060,139,547,641**
Unallocated liabilities					**529,356,598,241**
Total liabilities					**22,589,496,145,882**
Total expense incurred for purchases of fixed assets					**26,124,327,650**
In which:					
Fixed assets in segments	*13,754,998,486*	*3,064,782*	-	*216,236,732*	***13,974,300,000***
Fixed assets in unallocated assets					***12,150,027,650***

9 SEGMENT REPORTING (continued)

(b) Business segments (continued)

Assets and liabilities based on the Company's business activity segments are as follows:

	As at 31 December 2025				
	Brokerage and services VND	Proprietary trading VND	Lending VND	Consulting VND	Total VND
Segment assets	113,063,407,033	17,323,065,576,293	18,523,614,645,006	2,719,652,052	**35,962,463,280,384**
Unallocated assets					**43,401,555,431**
Total assets					**36,005,864,835,815**
Segment liabilities	351,029,788,939	7,353,965,306,383	8,888,027,329,843	20,094,366,595	**16,613,116,791,760**
Unallocated liabilities					**1,382,851,504,106**
Total liabilities					**17,995,968,295,866**
Total expense incurred for purchases of fixed assets					**33,681,790,134**
In which:					
Fixed assets in segments	*14,161,450,577*	-	-	*479,247,675*	***14,640,698,252***
Fixed assets in unallocated assets					***19,041,091,882***

NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

10 FINANCIAL RISK MANAGEMENT

The Company's activities expose it to financial risks including market risk, credit risk and liquidity risk. The Company's overall risk management strategy seeks to minimise the adverse effect of these risks on the Company's performance.

The Board of Management of the Company is responsible for setting the objectives and underlying principles of financial risk management for the Company. The Board of Management establishes the detailed policies such as risk identification and measurement, investment strategy and limits. Risk management policies and systems are reviewed regularly to tackle the changes and align to market trends.

Financial risk management is carried out by finance personnel. The finance personnel measure actual exposures against the limits set and prepare periodical reports for the review of the Board of Management.

The information presented below is based on information received from the Board of Management.

(a) Credit risk

Credit risk is the risk that counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered with the Company, resulting in a financial loss to the Company. It arises principally from cash at banks, debt instruments, receivables and other assets.

The maximum exposure to credit risk equals the total of carrying amounts of balances exposed to credit risk before provision, collateral held or other credit enhancements, in particular:

	As at	
	30.6.2026	**31.12.2025**
	VND	**VND**
Cash and cash equivalents (Note 3.1)	3,648,591,802,064	3,213,255,401,566
Corporate bonds - FVTPL (Note 3.2(a))	887,458,315,778	634,260,618,416
Held-to-maturity (HTM) investments (Note 3.2(b))	300,000,000,000	412,000,000,000
Corporate bonds - AFS (Note 3.2(c))	2,316,378,933,000	1,679,426,038,550
Loans and trading advances (Note 3.3)	17,145,789,607,910	16,167,186,026,981
Receivables (Note 3.4)	529,786,829,561	260,104,153,029
Prepayment for purchase of securities (Note 3.5)	133,503,675,072	206,613,182,020
Other current assets (Note 3.8(a))	167,888,302,500	47,532,623,600
Other assets	1,171,241,836,207	38,844,259,805
Advances	*95,681,861*	*184,422,002*
Deposits in the Settlement support fund	*21,184,721,909*	*20,000,000,000*
Derivative trading Settlement Fund	*10,203,423,223*	*10,193,330,739*
Pledged assets, mortgaged assets, security deposits in long-term	*1,139,758,009,214*	*8,466,507,064*
Total credit risk exposure	**26,300,639,302,092**	**22,659,222,303,967**

10 FINANCIAL RISK MANAGEMENT (continued)

(a) Credit risk (continued)

(i) Balances with credit institutions

Balances with credit institutions include demand deposits, term deposits, and accrued interest.

All bank balances are placed with credit institutions with high creditworthiness or qualified by the State as clearing settlement members. Balances with banks are continuously monitored by treasury function in compliance with the Company's policies and periodically reported to the Board of Management. Credit risk from balances with banks is assessed as low.

As at 30 June 2026 and as at 31 December 2025, there were no balance with banks that were past due nor impaired.

(ii) Bonds

Bonds include government bonds and corporate bonds. Corporate bonds in Company's FVTPL and AFS portfolios are bonds issued by listed entities with bond issuance plans approved by the State Securities Commission. Investment appraisals related to these debt securities are approved in accordance with the Company's investment policies.

Debt securities portfolio is continuously monitored by treasury function in compliance with the Company's policies and periodically reported to the Board of Management. Credit risk from debt securities is assessed as low.

As 30 June 2026 and as at 31 December 2025, there was no debt security that was past due nor impaired.

(iii) Trading advances and deposit for derivative trading activities

Trading advances are collected from VSDC. Deposit for derivative trading activities is also placed with this entity.

VSDC is a state-owned entity and has no history of payment defaults.

VSDC requires its members to deposit into the Settlement support fund and the Derivative trading clearing fund to secure their trading obligations.

The securities companies may fulfil customers' securities trading orders only when the customers' balances maintain enough cash or securities and must carry out further steps to ensure payment ability prior to execution of the trades.

Credit risk from trading advances and deposit for derivative trading activities is assessed as low.

As 30 June 2026 and as at 31 December 2025, there was no balance with Vietnam Securities Depository and Clearing Corporation that was past due nor impaired.

10 FINANCIAL RISK MANAGEMENT (continued)

(a) Credit risk (continued)

(iv) Margin loans

Margin loans are secured by eligible securities listed on the stock exchanges. Under the prevailing regulations on margin lending, the loan limit is set at 50% of the eligible securities' value. Ineligible securities are defined by the stock exchanges on a frequent basis. Eligible securities are approved and frequently updated by Margin lending risk management function based on several criteria including volatility and liquidity.

Customer Services department is responsible for the continuous review of margin loan report which includes balances, collateral assets and margin maintenance ratio. When the margin maintenance ratio falls below 40% (regulated level: 30%), the system alerts and the Company makes margin calls. When the margin maintenance ratio falls below 30%, the Company forcibly sells out collateral assets to collect the loans.

The market value of collateral assets as 30 June 2026 and as at 31 December 2025 are presented in Note 3.3(a).

Analysis of credit quality of margin loans as at reporting date is as follows:

	As at	
	30.6.2026	**31.12.2025**
	VND	**VND**
Past due and impaired	2,169,825,587	2,169,825,587
Past due but not impaired	-	-
Neither past due nor impaired	16,644,289,083,045	16,021,317,526,812
Provision made	(2,169,825,587)	(2,169,825,587)
Net balance	**16,644,289,083,045**	**16,021,317,526,812**

NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

10 FINANCIAL RISK MANAGEMENT (continued)

(a) Credit risk (continued)

(v) Receivables

Credit exposure is restricted by transacting with counterparties with high creditworthiness and obtaining security where necessary.

As at 30 June 2026 and as at 31 December 2025, there was no receivable that exceeded 10% of the Company's equity.

Analysis of credit quality of receivables as at reporting date is as follows:

	Past due and impaired VND	Past due but not impaired VND	Neither past due nor impaired VND	Total VND
As at 30.6.2026				
Current	-	-	505,274,379,561	**505,274,379,561**
Overdue less than 1 month	-	-	-	**-**
Overdue for more than 3 months	24,512,450,000	-	-	**24,512,450,000**
	24,512,450,000	**-**	**505,274,379,561**	**529,786,829,561**
Provision made	(24,512,450,000)	-	-	**(24,512,450,000)**
Net balance	**-**	**-**	**505,274,379,561**	**505,274,379,561**
As at 31.12.2025				
Current	-	-	235,591,703,029	**235,591,703,029**
Overdue less than 1 month	-	-	-	**-**
Overdue for more than 3 months	24,512,450,000	-	-	**24,512,450,000**
	24,512,450,000	**-**	**235,591,703,029**	**260,104,153,029**
Provision made	(24,512,450,000)	-	-	**(24,512,450,000)**
Net balance	**-**	**-**	**235,591,703,029**	**235,591,703,029**

(b) Market risk

Market risk is the risk that fair value or future cash flows of a financial instrument will fluctuate according to changes in market prices. The Company's market risks include interest rate risk, currency risk and share price risk.

The Company manages this risk through sensitivity analysis of variables that would impact its financial position and performance, diversification of its investment portfolio, critical appraisal of securities within limited exposures, and hedging where necessary.

10 FINANCIAL RISK MANAGEMENT (continued)

(b) Market risk

- Interest rate risk

  Interest rate risk is the risk that the fair value or future cash flows of the Company's financial instruments will fluctuate as a result of changes in market interest rates. The Company is exposed to interest rate risk mainly from its term deposits, investments in bonds, loans and borrowings.

  The Company manages this risk through analysis of market competition in order to obtain the most favourable interest rate for its intended operations while still staying within limited exposures.

  The Company's term deposits, investments in bonds, loans and borrowings are at fixed rates and held for short-term purposes, therefore interest rate risk is minimal. The Company's borrowings in USD are at SOFR floating rates and held for short-term purposes, also hedged by CCS, therefore interest rate risk is minimal.

- Market price risk

  Shares held by the Company in its financial asset portfolio, open positions in futures, and covered warrants issued by the Company are affected by market risk due to the uncertainty in the future value of these shares. The Company manages its share price risk by setting up investment limits and hedging where necessary. The Investment Committee of the Company also takes part in appraisal and approval of investment in shares and issuance of covered warrants.

  As at 30 June 2026, had the prices of shares increased/decreased by 10% with all other variables being held constant, the Company's profit before tax for the year would have been higher/lower by VND5,570,029,247 (as at 31 December 2025: higher/lower by VND1,613,877,600) and the revaluation reserves of AFS financial assets (recognised directly in equity), would have been increased/decreased by VND1,173,078,565,424 (as at 31 December 2025: increased/decreased by VND1,162,828,206,729).

- Currency risk

  Currency risk is the risk that the value of the Company's financial instruments will be affected by changes in exchange rates.

  The Company's operations are exposed to risk of certain currencies, mainly the United States Dollar ("USD").

  The Company manages its currency risk by continuously monitoring foreign exchange rates and thereby timely updating its forecast of cashflows in foreign currencies and entered into financial arrangements (such as cross currency swaps, short-term loans with deposits in USD, etc.).

10 FINANCIAL RISK MANAGEMENT (continued)

(b) Market risk (continued)

- Currency risk (continued)

The Company's currency exposure to the USD is as follows:

	Original currency USD		Equivalent to VND	
	30.6.2026	31.12.2025	30.6.2026	31.12.2025
Financial assets				
Cash	744,088	951,565	19,660,969,435	25,105,306,118
Long-term deposits	43,000,000	-	1,129,847,326,923	-
Financial liabilities				
Borrowings (portion not hedged by cross currency swap contracts)	(43,000,000)	(20,000,000)	(1,129,847,326,923)	(527,505,000,000)
Net financial asset	**744,088**	**(19,048,435)**	**19,660,969,435**	**(502,399,693,882)**
Net currency exposure	**744,088**	**(19,048,435)**	**19,660,969,435**	**(502,399,693,882)**

As at 30 June 2026, had the USD strengthened/weakened by 10% (estimated % change in exchange rate) against the VND with all other variables being held constant, the Company's profit before tax for the year would have been higher/lower by VND1,966,096,944 respectively (as at 31 December 2025: lower/higher by VND50,239,969,388 respectively) as a result of foreign exchange translation of USD-denominated financial instruments.

(c) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty or fail to perform its financial obligations.

The Company's approach to managing liquidity risk is to ensure that it will always have sufficient reserves of cash to meet its liquidity requirements in the short term and long term.

The Company's assets used as collaterals against its obligations are presented in Note 3.9.

10 FINANCIAL RISK MANAGEMENT (continued)

(c) Liquidity risk (continued)

The table below presents the Company's financial liabilities at contractual undiscounted cash flows falling due within 1 year:

	As at	
	30.6.2026 VND	31.12.2025 VND
Short-term borrowings (Note 3.10)	21,703,628,000,000	16,064,550,000,000
Trading obligation (Note 3.11)	19,677,917,447	54,956,657,706
Short-term trade payables for purchases of listed securities on stock exchanges and covered warrants (Note 3.12)	2,145,900,000	105,479,527,280
Short-term accrued expenses (Note 3.15)	103,470,934,517	72,311,184,960
Short-term other payables (Note 3.16)	262,238,693,095	608,833,732,619
Total financial liabilities	**22,091,161,445,059**	**16,906,131,102,565**

(d) Capital Adequacy Ratio

Capital Adequacy Ratio ("CAR") is an indicator that measures the Company's financial safety and ability to meet its financial obligations and absorb certain losses resulting from risks arising during its business operation.

CAR is calculated and presented in the Company's monthly capital adequacy ratio report in accordance with Circular 91/2020/TT-BTC and Circular 120/2025/TT-BTC. According to Circular 91/2020/TT-BTC, the Company is required to maintain a prescribed minimum level of CAR of 180%.

As at 30 June 2026, the Company's CAR was 340% (as at 31 December 2025: 537%).

11 OPERATING LEASE COMMITMENTS

The future minimum lease payments under non-cancellable operating leases were as follows:

	As at	
	30.6.2026 VND	31.12.2025 VND
Under 1 year	17,662,819,117	28,984,193,394
Between 1 and 5 years	7,365,408,039	11,444,861,775
Total minimum payments	**25,028,227,156**	**40,429,055,169**

12 CAPITAL COMMITMENTS

Capital expenditure contracted for at the reporting date but not recognised in the interim financial statements was as follows:

	As at	
	30.6.2026 VND	31.12.2025 VND
Trading platform	4,494,814,975	5,253,997,605

13 VOLUME AND VALUE OF TRANSACTIONS DURING THE PERIOD

		Volume of transactions during the period	Value of transactions during the period VND
a)	**Of the Company**		
	Shares	881,891,200	38,096,286,737,790
	Bonds	331,559,837	39,706,316,408,892
	Futures	282,881	55,211,456,000,000
	Covered warrants	86,035,500	75,863,070,000
b)	**Of investors**		
	Shares	13,438,512,991	461,657,003,927,323
	Bonds	45,838,475	6,546,309,583,430
	Futures	238,486	46,672,921,000,000
	Covered warrants	96,882,354	116,036,865,930
		14,881,241,724	**648,082,193,593,365**

14 EVENT AFTER THE REPORTING DATE

The Resolution of the Annual General Meeting of Shareholders dated 30 March 2026 and the Resolution of the BOD dated 19 May 2026 approved the plan to issue 4,600,000 ordinary shares under the ESOP programme at the issue price of VND11,000 per share. The Company's employees that satisfied the criteria and were approved by the BOD were entitled to purchase rights. After the issuance period, if the shares are not fully subscribed, the BOD shall offer the remaining shares to other employees of the Company at the same issue price. The issued shares are restricted within one (1) year since the issuance date.

By 26 June 2026 (the completion date of the issuance), the Company had issued an additional 4,600,000 shares to eligible employees in accordance with the report on the issuance results for ESOP dated 29 June 2026 submitted to the State Securities Commission.

On 20 July 2026, the State Securities Commission issued the Official Letter No. 6761/UBCK-QLKD to the Company to confirm that the Company had successfully distributed the aforementioned 4,600,000 shares.

This event after the reporting date does not require adjustment to these interim financial statements.

Other than this fact, there have been no subsequent events occurring after 30 June 2026 which has a material effect or may have a material effect on the Company's operations and its financial performance that would require adjustments or disclosures to be made in these interim financial statements.

The interim financial statements were approved by the Board of Management on 12 August 2026.

Nguyen Thi Lanh Preparer	Doan Tran Phuong Thao Chief Accountant	Ton Minh Phuong Chief Executive Officer

Vietcap

No.: 495.../2026/CV-KT.VIETCAP

To: The State Securities Commission (SSC)
The Vietnam Stock Exchange (VNX)
The Hochiminh Stock Exchange (HSX)
The Hanoi Stock Exchange (HNX)

Ho Chi Minh, August 12th, 2026

Profit of 1H2026 increased more than 10% against 1H2025

Vietcap Securites Joint Stock Company (the "Company') would like to extend our formal greetings to your esteemed agencies. In accordance with Circular 96/2020/TT-BTC issued by the Ministry of Finance on November 16th, 2020 providing guidance on disclosure of information on the securities market, our Company shall account for the profit of first half of 2026 increasing by more than 10% against first half of 2025 in our financial statements as follows:

Items	1st half		Difference	
	Current year VND	Prior year VND	Increase/Decrease VND	% Increase/ Decrease
1. Revenue	2,603,526,467,110	2,039,060,824,596	564,465,642,514	28%
2. Cost	1,928,837,823,300	1,472,463,252,858	456,374,570,442	31%
3. Profit before taxes	674,688,643,810	566,597,571,738	108,091,072,072	19%
4. Profit after taxes	591,318,693,953	478,769,619,296	112,549,074,657	24%

Net profit after tax for the first six months of 2026 amounted to VND 591 billion, representing a 24% increase compared to the same period last year, driven by the following factors:

Vietcap ranked 4th among securities companies with the largest brokerage market share on the Ho Chi Minh Stock Exchange (HOSE) in the first half of 2026, achieving a market share of 7.2%. In the institutional client segment, Vietcap continued to maintain its leading position with over 28.3% market share, contributing to higher brokerage income from both retail and institutional clients. Revenue from brokerage activities reached VND 565 billion, up 53% YoY.

Regarding margin lending activities, Vietcap continued to maintain a prudent approach, with the margin loan-to-equity ratio at a safe level of 0.97x, well below the regulatory limit of 2.0x. Outstanding margin loans as of June 30, 2026 totaled VND 16,646 trillion, an increase of 4% compared to the end of 2025. In the first six months of 2026, lending revenue reached VND 877 billion, representing a 71% increase compared to the corresponding period last year.

Regards.

Ho Chi Minh, August 12th, 2026
Chief Executive Officer

CÔNG TY CỔ PHẦN CHỨNG KHOÁN VIETCAP

Ton Minh Phuong