CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK
Tầng 21 và Tầng 25, Toà nhà văn phòng thương mại, số 89 Láng Hạ, phường Đống Đa, Thành phố Hà Nội
VPBANK SECURITIES JOINT STOCK COMPANY
21st and 25th Floor, Commercial Office Building, No. 89 Lang Ha, Dong Da Ward, Ha Noi

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc

SOCIALIST REPUBLIC OF VIETNAM
Independece – Freedom – Happiness

Số: 997/2026/CBTT-VPBankS
No. 997/2026/CBTT-VPBankS
V/v: Công bố thông tin về báo cáo tài chính Quý 3 năm 2026 và Văn bản giải trình lợi nhuận sau thuế TNDN tại báo cáo kết quả hoạt động kinh doanh của kỳ báo cáo thay đổi 10% trở lên so với báo cáo cùng kỳ năm trước.
Re: Disclosing information on Financial Statement for the third quarter of 2026 and Explanation of the change in profit after tax exceeding 10% in the third quarter in 2026 compared with 2025.

Hà Nội, ngày 20 tháng 10 năm 2026
Hanoi, 20 / 10 / 2026

CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK
Digitally signed by CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK
DN: C=VN, CN=CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK, L=Đống Đa, ST=HÀ NỘI, UID=MST:0309666451
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CÔNG BỐ THÔNG TIN ĐỊNH KỲ
ORDINARY \ INFORMATION DISCLOSURE

Kính gửi: Ủy ban Chứng khoán Nhà nước / *State Securities Commission of Vietnam*
Sở Giao dịch Chứng khoán Việt Nam/ *Vietnam Exchange*
Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh/ *Ho Chi Minh Exchange*

1. Tên tổ chức: **CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK**
   *Name of organization: **VPBANK SECURITIES JOINT STOCK COMPANY***
   - Mã chứng khoán/ *Stock code*: VPX
   - Mã thành viên/ *Broker code*: 116
   - Địa chỉ: Tầng 21 và Tầng 25, Tòa nhà văn phòng thương mại, số 89 Láng Hạ, phường Đống Đa, thành phố Hà Nội
     Address: 21st and 25th Floor, Commercial Office Building, No. 89 Lang Ha, Dong Da Ward, Ha Noi
   - Điện thoại liên hệ: 1900 636679 / *Telephone: 1900 636679*
   - E-mail: cskh@vpbanks.com.vn / *Email:* cskh@vpbanks.com.vn
2. Nội dung thông tin công bố/ *Contents of informaiton disclosure*:

   Công ty Cổ phần Chứng khoán VPBank (**"Công ty"**) công bố thông tin về: (i) Báo cáo tài chính Quý 3 năm 2026; (ii) Văn bản giải trình lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả hoạt động kinh doanh Quý 3 năm 2026 thay đổi từ 10% trở lên so với báo cáo tài chính cùng kỳ năm 2025.

   *VPBank Securities Joint Stock Company ("**Company**") discloses information on: (i) Financial Statement for the third quarter of 2026 ; (ii) Explanation of the change in profit after tax exceeding 10% in the third quarter in 2026 compared with 2025.*
3. Thông tin này và tài liệu kèm theo đã được công bố trên trang thông tin điện tử của Công ty vào ngày 20 / 10/ 2026 tại đường dẫn: *https://www.vpbanks.com.vn/post/cbtt-bao-cao-tai-chinh-quy-3-nam-2026-va-van-ban-giai-trinh-kem-theo*

This information was published on the company's website on 20/ 10/ 2026 (date), as in the link: https://www.vpbanks.com.vn/en/post/disclosing-information-onfinancial-statement-for-the-third-quarter-of-2026-and-explanation-of-profit-after-tax

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 above is true and take full legal responsibilities for such information.

Tài liệu đính kèm/*Attached documents*:

- Báo cáo tài chính Quý 3 năm 2026 / *Financial Statement for the third quarter of 2026*
- Văn bản giải trình lợi nhuận sau thuế thay đổi từ 10% trở lên/ *Explanation of the change in profit after tax exceeding 10% in the third quarter in 2026 compared with 2025.*

Người đại diện theo pháp luật

Legal representative

CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK

TỔNG GIÁM ĐỐC

Nhâm Hà Hải

VPBank Securities Joint Stock Company

Third Quarter of 2026 Financial Statements

As at 30 September 2026

VPBank Securities Joint Stock Company

GENERAL INFORMATION

THE COMPANY

VPBank Securities Joint Stock Company ("the Company") is a joint stock company established under the Operating License No. 106/UBCK-GP issued by the Chairman of the State Securities Commission on 08 April 2009, Amended License 136/GPDC-UBCK issued by the State Securities Commission on 26 December 2025 and other subsequent amended licenses.

The Company's initial charter capital was VND36,000,000,000 and has been supplemented in accordance with amended licenses for over time. As at 30 September 2026, the Company's total charter capital was VND18,750,000,000,000.

The Company's primary activities are to provide brokerage service, securities trading, underwriting for securities issues, custody services, securities investment advisory services, margin lending and advancing payment for securities services.

The Company's Head Office is located at 21st and 25th floor, Commercial Office Building, No. 89 Lang Ha, Dong Da Ward, Hanoi.

As at 30 September 2026, the Company has 835 employees (31 December 2025: 812 employees).

BOARD OF DIRECTORS

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

Name	*Title*	*Appointment/Resignation*
Ms. Ho Thuy Nga	Chairman	Appointed on 15 September 2025
Mr. Vu Huu Dien	Vice Chairman	Resigned on 20 April 2026
Mr. Nguyen Luong Tan	Member	Resigned on 27 August 2026
Mr. Nham Ha Hai	Member	Appointed on 27 August 2026
Ms. Tran Ngoc Lan	Independent Member	Appointed on 20 April 2026
Mr. Nguyen Quang Trung	Independent Member	Resigned on 20 April 2026

BOARD OF SUPERVISION

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

Name	*Title*	*Appointment*
Mr. Vu Hong Cao	Head of the Board of Supervision	Appointed on 14 February 2022
Mr. Nguyen Hung Cuong	Member	Appointed on 26 April 2024
Mr. Tran Vinh Khang	Member	Appointed on 28 August 2024

GENERAL INFORMATION (continued)

BOARD OF MANAGEMENT

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

Name	*Title*	*Appointment*
Mr. Nham Ha Hai	Chief Executive Officer	Appointed on 15 December 2025

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Nham Ha Hai, title of Chief Executive Officer.

AUTHORIZED SIGNATORY

Name	*Title*
Ms. Dinh Thi Thu Hien	Chief Financial Officer

(in accordance with Letter of Authorisation No 30/2026/VBUQ dated 15 October 2026)

AUDITORS

The auditor of the Company is KPMG Limited.

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 SEPTEMBER 2026

Code	ITEMS	Notes	30 September 2026	31 December 2025
100	**A. CURRENT ASSETS**		**81,535,874,694,916**	**72,714,372,656,156**
110	***I. Financial assets***		***81,469,642,248,138***	***72,666,712,471,076***
111	1. Cash and cash equivalents	5	3,749,886,874,393	8,081,765,474,527
111.1	*1.1. Cash*		*3,749,886,874,393*	*7,081,765,474,527*
111.2	*1.2. Cash equivalents*		-	*1,000,000,000,000*
112	2. Financial assets at fair value through profit or loss ("FVTPL")	7.1	25,895,985,422,817	26,150,362,906,728
113	3. Held-to-maturity investments (HTM)	7.2	6,598,450,000,000	34,100,000,000
114	4. Loans	7.3	39,868,848,508,001	34,093,219,255,977
115	5. Available-for-sale ("AFS") financial assets	7.4	3,545,990,507,140	2,329,715,406,420
116	6. Provision for impairment of financial assets and mortgaged assets		(161,614,530,220)	(161,614,530,220)
117	7. Receivables		1,295,103,455,163	1,722,177,045,232
117.1	*7.1. Receivables from disposals of financial assets*	8	*111,942,499,018*	453,294,653,018
117.2	*7.2. Receivables and accruals from dividend, interest income of financial asset*	8	*1,183,160,956,145*	*1,268,882,392,214*
117.3	*7.2.1. Receivables for due dividend and interest income*	8	-	-
117.4	*7.2.2. Accruals for undue dividend and interest income*	8	*1,183,160,956,145*	*1,268,882,392,214*
118	8. Advances to suppliers	8	10,918,115,570	18,010,181,522
119	9. Receivables from services provided by the Company	8	749,086,513,402	456,065,355,846
122	10. Other receivables	8	1,114,477,890	1,807,342,257
129	11. Provision for impairment of receivables	8.1	(84,127,096,018)	(58,895,967,213)
130	***II. Other current assets***		***66,232,446,778***	***47,660,185,080***
131	1. Advances		2,432,316,128	902,335,640
132	2. Office supplies, tools and materials		1,786,984,010	3,895,945,750
133	3. Short-term prepaid expenses	9	61,836,746,640	28,695,903,690
134	4. Short-term deposits, collaterals and pledges		176,400,000	14,166,000,000
136	6. Taxes and other amounts payable to the State		-	-
200	**B. NON-CURRENT ASSETS**		**1,775,939,218,054**	**302,704,809,916**
210	***I. Long-term financial assets***		***1,342,568,321,738***	***2,750,000,000***
211	1. Long-term receivables		9,600,000,000	-
212	2. Long-term investments	10	1,332,968,321,738	2,750,000,000
212.4	*2.4. Other long-term investments*		*1,332,968,321,738*	*2,750,000,000*
220	***II. Fixed assets***		***47,342,489,396***	***40,342,909,767***
221	1. Tangibles fixed assets	11	41,015,791,065	32,115,562,838
222	*1.1. Cost*		*64,489,930,944*	*46,154,295,728*
223a	*1.2. Accumulated depreciation*		*(23,474,139,879)*	*(14,038,732,890)*
227	2. Intangible fixed assets	12	6,326,698,331	8,227,436,929
228	*2.1. 8*		*21,341,700,000*	*19,510,900,000*
229a	*2.2. Accumulated amortization*		*(15,015,001,669)*	*(11,283,463,071)*

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 SEPTEMBER 2026

Code	ITEMS	Notes	30 September 2026	31 December 2025
240	***III. Construction in progress***		-	***11,168,030,000***
250	***IV. Other long-term assets***		***386,028,406,920***	***248,443,780,149***
251	1. Long-term deposits, collaterals and pledges		8,208,482,436	10,254,629,682
252	2. Long-term prepaid expenses	13	199,725,345,543	200,174,918,935
253	3. Deferred tax asset	33.2	152,910,525,664	15,032,664,112
254	4. Payment for Settlement Assistance Fund	14	10,121,174,880	7,941,253,884
255	5. Other long-term assets		15,062,878,397	15,040,313,536
270	**TOTAL ASSETS**		**83,311,813,912,970**	**73,017,077,466,072**
300	**C. LIABILITIES**		**47,029,790,792,630**	**39,186,035,271,450**
310	***I. Current liabilities***		***46,924,647,640,687***	***39,040,640,712,354***
311	1. Short-term borrowings and financial leases	15	46,355,775,380,228	37,342,073,973,613
312	*1.1. Short-term borrowings*		*46,355,775,380,228*	*37,342,073,973,613*
318	2. Payables for securities trading activities	17	15,411,512,358	77,651,068,820
320	3. Short-term payables to supplier	18	10,740,091,254	440,547,299,443
321	4. Short-term advances from customers		642,200,000	642,200,000
322	5. Taxation and statutory obligations	19	274,759,849,560	631,737,874,302
323	6. Payables to employees		7,023,465,418	93,964,687,809
324	7. Employee benefits		726,942,704	248,853,897
325	8. Short-term accrued expenses	20	241,264,271,125	64,629,071,658
327	9. Short-term unrealized revenue		1,849,519,406	1,287,042,238
329	10. Other short-term payables	21	16,454,408,634	387,858,640,574
340	***II. Non-current liabilities***		***105,143,151,943***	***145,394,559,096***
356	1. Deferred income tax payables	33.2	105,143,151,943	145,394,559,096
400	**D. OWNERS' EQUITY**		**36,282,023,120,340**	**33,831,042,194,622**
410	***I. Owners' equity***	***22.1***	***36,282,023,120,340***	***33,831,042,194,622***
411	1. Share capital	22.1	27,620,212,589,142	27,620,212,589,142
411.1	*1.1. Capital contribution*	*22.1*	*18,750,000,000,000*	*18,750,000,000,000*
411.1a	*a. Ordinary shares*	*22.1*	*18,750,000,000,000*	*18,750,000,000,000*
411.2	*1.2. Share premium*	*22.1*	*8,870,212,589,142*	*8,870,212,589,142*
412	2. Differences from revaluation of assets at fair value	22.1	(161,241,121,803)	226,107,111,705
414	3. Charter capital supplementary reserve	22.1	303,757,726	303,757,726
415	4. Operational risk and financial reserve	22.1	303,757,726	303,757,726
417	5. Undistributed profit	22.1	8,822,444,137,549	5,984,114,978,323
417.1	*5.1. Realized profit*		*8,796,272,148,334*	*5,506,720,202,647*
417.2	*5.2. Unrealized profit*		*26,171,989,215*	*477,394,775,676*
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**83,311,813,912,970**	**73,017,077,466,072**

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 SEPTEMBER 2026

OFF-BALANCE SHEET ITEMS

Code	ITEMS	Notes	30 September 2026	31 December 2025
	A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS			
005	Foreign currencies (USD)		-	-
006	Outstanding shares (number of shares)	22.2	1,875,000,000	1,875,000,000
008	Financial assets listed/registered for trading at Viet Nam Securities Depository and Clearing Corporation ("VSDC") of the Company (VND)	23.1A	18,170,727,390,000	15,088,315,715,000
010	Awaiting financial assets of the Company (VND)	23.2	311,400,000	53,401,450,000
012	Financial assets which have not been deposited at Viet Nam Securities Depository and Clearing Corporation ("VSDC") of the Company (VND)	23.3	4,712,599,880,000	652,873,880,000
013	Entitled financial assets of the Company (VND)	23.4	18,506,530,000	6,000,000,000
014	Covered warrants (number of covered warrants)	17	21,346,100	21,281,800
	B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS			
021	Financial assets listed/registered for trading at VSDC of investors (VND)	23.5	99,588,456,633,800	70,099,359,612,800
021.1	*Unrestricted financial assets*		*72,157,927,923,800*	*50,777,334,706,800*
021.2	*Restricted financial assets*		*2,380,908,000,000*	*1,830,401,460,000*
021.3	*Mortgaged financial assets*		*24,830,415,490,000*	*17,182,440,080,000*
021.4	*Blocked financial assets*		*92,084,960,000*	*91,996,960,000*
021.5	*Financial assets awaiting settlement*		*127,120,260,000*	*217,186,406,000*
022	Non-traded financial assets deposited at VSDC of investors	23.6	1,598,921,410,000	299,384,540,000
022.1	*Unrestricted and non-traded financial assets deposited at VSDC*		*1,191,304,830,000*	*27,164,540,000*
022.2	*Restricted and non-traded financial assets deposited at VSDC*		*407,391,380,000*	*272,220,000,000*
022.4	*Blocked and non-traded financial assets deposited at VSDC*		*225,200,000*	-
023	Awaiting financial assets of investors	23.7	322,897,492,400	595,205,388,200
024b	*Financial assets which have not been deposited at VSDC of investors*	*23.8*	*5,500,000,000,000*	-
025	Entitled financial assets of Investors	23.9	1,254,879,460,000	689,304,970,000
026	Investors' deposits	23.10	2,645,464,230,596	3,684,428,101,964
027	Investors' deposits for securities trading activities managed by the Company	23.10	1,893,278,397,490	1,583,003,881,569
027.1	*Investor margin deposits at VSDC*		*31,467,928,216*	*40,245,632,956*

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 SEPTEMBER 2026

Form B01a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

Code	ITEMS	Notes	30 September 2026	31 December 2025
029	Deposits for offsetting and payment of securities	23.10	700,916,243,720	2,032,267,998,730
029.1	*a. Deposits for offsetting and payment of securities of domestic investors*		*699,343,095,107*	*2,030,522,485,312*
029.2	*b. Deposits for offsetting and payment of securities of foreign investors*		*1,573,148,613*	*1,745,513,418*
030	Deposits of securities issuers	23.10	51,269,589,386	69,156,221,665
031	Payables to investors - investors' deposits for securities trading activities managed by the Company	23.11	2,594,263,402,671	3,615,633,633,239
031.1	*Payables to domestic investors for securities trading activities managed by the Company*		*2,586,821,706,953*	*3,615,120,056,171*
031.2	*Payables to foreign investors for securities trading activities managed by the Company*		*7,441,695,718*	*513,577,068*
032	Payables to securities issuers	23.12	759.680.000	25.400.627.000
35	Dividend, bond principal and interest payables	23.13	50.441.147.925	43.393.841.725

Ms. Ha Thi Minh Ngoc	Ms. Nguyen Thi Thu Giang	Ms. Dinh Thi Thu Hien
Preparer	Chief Accountant	Chief Financial Officer Authorized representative of the legal representative

Hanoi, Vietnam

19 October 2026

VPBank Securities Joint Stock Company

INTERIM STATEMENT OF INCOME (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Form B02a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

Code	ITEMS	Notes	Quarter 3		Cumulative total from the beginning of the year to the end of this quarter	
			This year	Last year	This year	Last year
	I. OPERATING INCOME					
01	1. Gain from financial assets at fair value through profit or loss ("FVTPL")		1,778,639,128,510	1,941,732,777,938	5,239,910,254,751	2,999,272,596,145
01.1	*1.1. Gain from disposal of financial assets at FVTPL*	*24.1*	*180,229,358,663*	*1,387,480,784,675*	*929,988,436,480*	*2,040,477,374,421*
01.2	*1.2. Gain from revaluation of financial assets at FVTPL*	*24.2*	*1,020,841,838,697*	*325,533,388,412*	*2,738,501,473,730*	*408,237,435,532*
01.3	*1.3. Dividend, interest income from financial assets at FVTPL*	*24.3*	*558,730,271,095*	*213,993,196,683*	*1,503,613,014,329*	*515,886,232,519*
01.4	*1.4. Gain from revaluation of outstanding covered warrant payables*		*18,837,660,055*	*14,725,408,168*	*67,807,330,212*	*34,671,553,673*
02	2. Gain from held-to-maturity ("HTM") investments	24.3	95,289,016,440	369,587,944	105,935,790,411	666,865,204
03	3. Gain from loans and receivables	24.3	1,098,568,248,858	566,841,756,762	3,002,652,971,422	1,212,648,497,470
04	4. Gain from available-for-sale ("AFS") financial assets	24.3	7,224,159,977	7,882,127,599	123,475,762,864	(69,162,853,162)
06	5. Revenue from brokerage services		80,443,503,134	185,393,253,559	340,846,758,339	309,777,464,742
07	6. Revenue from underwriting and issuance agency services		200,457,505,483	154,000,000,000	1,022,873,730,975	154,000,000,000
08	7. Revenue from securities investment advisory services		6,600,000,000	7,600,000,000	6,600,000,000	7,600,000,000
09	8. Revenue from securities custodian services		42,949,569,651	19,903,773,006	75,670,341,600	46,631,311,602
10	9. Revenue from financial advisory services		257,680,000,000	685,210,471,350	611,668,105,000	788,846,751,350
11	10. Revenue from other operating activities		7,446,212,941	3,231,744,428	14,778,539,995	6,893,714,479
20	**Total operating revenue**		**3,575,297,344,994**	**3,572,165,492,586**	**10,544,412,255,357**	**5,457,174,347,830**

VPBank Securities Joint Stock Company

INTERIM STATEMENT OF INCOME (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Form B02a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

Code	ITEMS	Notes	Quarter 3		Cumulative total from the beginning of the year to the end of this quarter	
			This year	Last year	This year	Last year
	II. OPERATING EXPENSES					
21	1. Loss from financial assets at FVTPL		1,638,339,240,700	421,215,616,570	4,033,458,255,892	601,559,517,547
21.1	*1.1 Loss from disposal of financial assets at FVTPL*	24.1	245,346,208,648	91,539,624,196	625,746,565,365	164,249,315,166
21.2	*1.2 Loss from revaluation of financial assets at FVTPL*	24.2	1,367,543,099,574	316,330,380,259	3,319,741,613,100	400,678,817,140
21.3	*1.3 Transaction costs for acquisition of financial assets at FVTPL*		3,395,886,408	6,948,591,255	12,361,111,868	11,448,526,187
21.4	*1.4 Loss from revaluation of outstanding covered warrant payables*		22,054,046,070	6,397,020,860	75,608,965,559	25,182,859,054
23	2. Loss and differences from revaluation at fair value of of AFS financial assets arising from reclassification		11,276,787,149	2,738,139,508	13,225,712,394	17,375,332,879
24	3. Provision expenses for diminution in value and impairment of financial assets and doubtful debts	25	8,744,265,233	5,829,510,156	25,223,128,805	46,183,955,377
26	4. Expenses for proprietary trading activities	28	6,024,648,671	5,573,281,304	15,597,089,215	28,493,052,309
27	5. Expenses for brokerage services	27	92,079,723,003	177,887,407,512	349,760,158,329	307,662,093,145
30	6. Expenses for securities custodian services	27	6,263,334,748	3,934,172,309	16,921,178,922	8,816,450,489
31	7. Expenses for financial advisory services	27	3,037,829,551	6,750,800,162	7,597,114,998	10,753,933,644
32	8. Expenses for other services	27	4,734,400	(2,418,048,103)	12,734,400	12,952,071
40	**Total operating expenses**		**1,765,770,563,455**	**621,510,879,418**	**4,461,795,372,955**	**1,020,857,287,461**

VPBank Securities Joint Stock Company

INTERIM STATEMENT OF INCOME (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Form B02a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

Code	ITEMS	Notes	Quarter 3		Cumulative total from the beginning of the year to the end of this quarter	
			This year	Last year	This year	Last year
	III. FINANCE INCOME					
41	1. Income from realised/unrealised foreign exchange		(335,000,000)	-	98,637,000	-
42	2. Dividend from investments and interest income from demand deposits		9,611,365,961	19,351,183,080	44,002,690,519	28,074,090,695
50	**Total finance income**	**29**	**9,276,365,961**	**19,351,183,080**	**44,101,327,519**	**28,074,090,695**
	IV. FINANCE EXPENSES					
51	1. Realized and unrealized loss from changes in foreign exchange rates		(335,000,000)	13,128,500	-	33,236,500
52	2. Borrowing costs		864,060,397,654	526,588,430,896	2,309,100,171,780	974,437,608,042
55	3. Other finance expenses		5,437,844,129	743,529,065	15,971,909,053	1,204,000,867
60	**Total finance expenses**	**30**	**869,163,241,783**	**527,345,088,461**	**2,325,072,080,833**	**975,674,845,409**
62	**V. GENERAL AND ADMINISTRATIVE EXPENSES**	**31**	**101,754,685,289**	**82,176,278,433**	**289,184,471,331**	**228,502,389,052**
70	**VI. OPERATING PROFIT**		**847,885,220,428**	**2,360,484,429,354**	**3,512,461,657,757**	**3,260,213,916,603**
	VII. OTHER INCOME AND EXPENSES					
71	1. Other income	32	10,246,348	219,277	8,793,371,123	2,526,833
72	2. Other expenses	32	4,938,810,184	340,000,000	4,946,498,085	340,355,081
80	**Total other operating (loss)/profit**	**32**	**(4,928,563,836)**	**(339,780,723)**	**3,846,873,038**	**(337,828,248)**
90	**VIII. PROFIT BEFORE TAX**		**842,956,656,592**	**2,360,144,648,631**	**3,516,308,530,795**	**3,259,876,088,355**
91	1. Realized profit		1,192,874,303,484	2,342,613,253,170	4,105,350,305,512	3,242,828,775,344
92	2. Unrealized profit		(349,917,646,892)	17,531,395,461	(589,041,774,717)	17,047,313,011
100	**IX. CORPORATE INCOME TAX ("CIT") EXPENSES**	**33**	**173,222,223,393**	**467,867,627,724**	**677,979,371,569**	**646,040,900,767**
100.1	1. Current CIT expenses	33.1	254,405,825,229	464,361,348,634	815,798,359,825	642,631,438,165
100.2	2. Deferred CIT income	33.2	(81,183,601,836)	3,506,279,090	(137,818,988,256)	3,409,462,602

VPBank Securities Joint Stock Company

INTERIM STATEMENT OF INCOME (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Form B02a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

Code	ITEMS	Notes	Quarter 3		Cumulative total from the beginning of the year to the end of this quarter	
			This year	Last year	This year	Last year
200	**X. PROFIT AFTER TAX**		**669,734,433,199**	**1,892,277,020,907**	**2,838,329,159,226**	**2,613,835,187,588**
300	**XI. OTHER COMPREHENSIVE INCOME/(EXPENSES)**					
301	(Loss)/gain from revaluation of AFS financial assets		(90,451,264,241)	187,529,916,215	(387,348,233,508)	256,251,297,365
302	(Loss)/gain from Exchange rate foreign operations		-	-	-	-
400	**TOTAL OTHER COMPREHENSIVE INCOME**		**(90,451,264,241)**	**187,529,916,215**	**(387,348,233,508)**	**256,251,297,365**
500	**NET INCOME AVAILABLE TO COMMON SHAREHOLDERS**	**35**	**357**	**1,262**	**1,514**	**1,743**
501	EARNINGS PER SHARE		357	1,262	1,514	1,743

Ms. Ha Thi Minh Ngoc
Preparer

Ms. Nguyen Thi Thu Giang
Chief Accountant

S.G.P : 40 - C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK
P. ĐỐNG ĐA - T.P HÀ NỘI

Ms. Dinh Thi Thu Hien
Chief Financial Officer
Authorized representative of the legal representative

Hanoi, Vietnam

19 October 2026

VPBank Securities Joint Stock Company

Form B03a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

INTERIM STATEMENT OF CASH FLOW
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Code	ITEMS	Notes	For the nine-month period ended 30/9/2026	For the nine-month period ended 30/9/2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**1. Profit before tax**		**3,475,998,250,346**	**3,259,876,088,355**
02	**2. Adjustments for**		**1,164,337,290,027**	**99,369,328,684**
03	Depreciation/amortisation expenses		13,166,945,587	7,267,286,524
04	Provisions and allowance		25,231,128,805	46,195,955,377
05	Unrealised FX gain		-	-
06	Borrowings costs		2,309,100,171,780	974,437,608,042
08	Accrued interest income		(1,183,160,956,145)	(928,531,521,259)
09	Other adjustments			
10	**3. Increase in non-cash expenses**		**3,408,576,291,053**	**443,237,009,073**
11	Loss from revaluation of financial assets at FVTPL and covered warrant payables		3,395,350,578,659	425,861,676,194
14	Loss on recognition of differences of AFS financial assets at fair value upon reclassification		13,225,712,394	17,375,332,879
18	**4. Decrease in non-cash income**		**(2,806,308,803,942)**	**(460.284.322.084)**
19	Gain from revaluation of financial assets at FVTPL and covered warrant payables		(2,806,308,803,942)	(442,908,989,205)
20	Gain on recognition of differences of AFS financial assets at fair value upon reclassification		-	-
21	Other gains		-	(17.375.332.879)
30	**5. Operating profit before changes in working capital (30 = 01 + 02 + 10 + 18)**		**5,242,603,027,484**	**3,342,198,104,028**
31	Increase/(Decrease) in financial assets at FVTPL		(326,862,655,459)	(7,609,072,819,483)
32	Increase/(Decrease) in HTM investments		(6,564,350,000,000)	(34,100,000,000)
33	Increase/(Decrease) in loans		(5,775,629,252,024)	(17,525,186,367,205)
34	Increase/(Decrease) in AFS financial assets		(1,616,849,046,622)	(99,112,256,673)
35	Increase/(Decrease) in receivables from disposal of financial assets		341,352,154,000	(503,036,523,000)
36	Decrease/(Increase) in receivables and accruals from dividend and interest income of financial assets		1,268,882,392,214	379,051,253,089
37	Increase/(Decrease) in receivables from services provided by the Company		(302,621,157,556)	(725,848,573,898)
39	Decrease/(Increase) in other receivables		7,013,184,557	(10,867,933,752)
40	Decrease/(Increase) in other assets		578,981,252	(1,304,645,502)
41	Increase/(Decrease) in payable expenses (excluding interest expense)		581,666,917	1,036,217,508

VPBank Securities Joint Stock Company

Form B03a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

INTERIM STATEMENT OF CASH FLOW
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Code	ITEMS	Notes	For the nine-month period ended 30/9/2026	For the nine-month period ended 30/9/2025
42	Increase/(Decrease) in prepaid expenses		(76,948,077,270)	(41,110,985,870)
43	Current corporate income tax paid		(1,167,878,249,173)	(254,233,924,926)
44	Interest expenses paid		(2,088,197,953,518)	(894,524,627,825)
45	Decrease/(Increase) in trade payables		(429,807,208,189)	277,294,934,621
46	Increase/(Decrease) in employee benefits		478,088,807	59,608,958
47	Increase/(Decrease) in taxes and other payable to the State budget (except CIT paid)		(4,898,135,394)	34,407,775,409
48	Decrease/(Increase) in payables to employees		(86,941,222,391)	(21,174,320,762)
50	(Decrease)/increase in other payables		(440,882,946,581)	462,414,866,051
51	Other receipts from operating activities		16,035,747,246	-
52	Other payments for operating activities		(2,202,485,857)	(4,155,542,820)
60	**Net cash flow used in operating activities**		**(12,006,543,147,557)**	**(23,227,265,762,052)**
	I. CASH FLOWS FROM INVESTING ACTIVITIES			
61	Purchases of fixed assets		(8,818,537,454)	(1,322,546,380)
63	Payments for investments in subsidiaries, joint ventures, associates and other entities		(1,330,218,321,738)	-
70	**Net cash flow used in investing activities**		**(1,339,036,859,192)**	**(1,322,546,380)**
	II. CASH FLOWS FROM FINANCING ACTIVITIES			
71	Proceeds from share issuance and receipt of owner capital contributions		-	(1,135,270,800)
73	Drawdown of borrowings		48,699,078,380,228	1,161,705,732,904,357
73.2	*- Other borrowings*		48,699,078,380,228	1,161,705,732,904,357
74	Repayments of borrowings		(39,685,376,973,613)	(1,130,373,353,627,543)
74.3	*- Other repayment of borrowings*		(39,685,376,973,613)	(1,130,373,353,627,543)
80	**Net cash flow from financing activities**		**9,013,701,406,615**	**31,331,244,006,014**
90	**III. NET FLOW IN CASH DURING THE PERIOD (90 = 60 + 70 + 80)**		**(4,331,878,600,134)**	**8,102,655,697,682**

INTERIM STATEMENT OF CASH FLOWS (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Code	ITEMS	Notes	For the nine-month period ended 30/9/2026	For the nine-month period ended 30/9/2025
101	**IV. CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD**	**5**	**8,081,765,474,527**	**2,313,062,999,484**
101.1	Cash		7,081,765,474,527	2,313,062,999,484
101.2	Cash equivalents		1,000,000,000,000	-
103	**V. CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD**	**5**	**3,749,886,874,393**	**10,415,718,697,066**
103.1	Cash		3,749,886,874,393	10,415,718,697,066
103.2	Cash equivalents		-	-

Ms. Ha Thi Minh Ngoc Preparer	Ms. Nguyen Thi Thu Giang Chief Accountant	Ms. Dinh Thi Thu Hien Chief Financial Officer Authorized representative of the legal representative

Hanoi, Vietnam

19 October 2026

INTERIM STATEMENT OF CASH FLOWS (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

CASH FLOWS OF CUSTOMERS FROM BROKERAGE AND UNDERWRITING ACTIVITIES

Code	ITEMS	Notes	For the nine-month period ended 30/9/2026	For the nine-month period ended 30/9/2025
	I. Cash flows of customers from brokerage and underwriting activities			
01	1. Proceeds from sales of customers securities		179,385,609,672,626	129,331,016,847,626
02	2. Payments for purchases of customer securities		(177,689,801,680,253)	(158,203,017,217,267)
07	3. Receipts for settlement of customers' securities transactions		100,057,852,888,819	88,245,567,674,110
07.1	Investor's margin deposits at VSDC		1,949,034,074,647	-
08	4. Payments for securities transactions of customers		(104,697,791,188,756)	(56,403,080,392,742)
10	5. Payments for client investment mandate activities		-	-
11	6. Payments for securities custody fees of customers		(19,226,691,451)	(9,542,874,349)
14	7. Receipt from securities issuers		28,333,040,518,720	6,198,544,907,500
15	8. Payment to securities issuers		(28,357,681,465,720)	(6,196,658,099,500)
20	**Net cash (decrease)/increase during the period**		**(1,038,963,871,368)**	**2,962,830,845,378**
30	**II. Cash and cash equivalents of customers at the beginning of the period**		**3,684,428,101,964**	**1,670,180,247,359**
31	Cash at banks at the beginning of the period		3,684,428,101,964	1,670,180,247,359
32	- Investors' deposits for securities transactions managed by the Company	23.10	1,583,003,881,569	999,470,377,635
33	- Customer Securities Transaction Summary Deposit		-	-
34	- Deposits for clearing and payment of securities transactions	23.10	2,032,267,998,730	584,616,275,640
35	- Deposits of securities issuers	23.10	69,156,221,665	86,093,594,084

INTERIM STATEMENT OF CASH FLOWS (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Code	ITEMS	Notes	For the nine-month period ended 30/9/2026	For the nine-month period ended 30/9/2025
40	**III. Cash and cash equivalents of the customers at the end of the period**		**2,645,464,230,596**	**4,633,011,092,737**
41	Cash at banks at the end of the period	23.10	2,645,464,230,596	4,633,011,092,737
42	- Investors' deposits for securities transactions managed by the Company	23.10	1,893,278,397,490	2,919,875,177,285
44	- Deposits for clearing and payment of securities transactions	23.10	700,916,243,720	1,643,462,939,130
45	Deposits of securities issuers	23.10	51,269,589,386	69,672,976,322

Ms. Ha Thi Minh Ngoc Preparer	Ms. Nguyen Thi Thu Giang Chief Accountant	Ms. Dinh Thi Thu Hien Chief Financial Officer Authorized representative of the legal representative

Hanoi, Vietnam

19 October 2026

VPBank Securities Joint Stock Company

INTERIM STATEMENT OF CHANGES IN OWNERS' EQUITY (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Form B04a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

ITEMS	Notes	Opening balance		Increase/Decrease during period				Closing balance	
		1/1/2025	1/1/2026	Nine-month period ended 30/09/2025		Nine-month period ended 30/09/2026		30/9/2025	30/9/2026
				Increase	Decrease	Increase	Decrease		
		VND	VND	VND	VND	VND	VND	VND	VND
A	B	1	2	3	4	5	6	7	8
I. CHANGES IN OWNER'S EQUITY									
1. Share capital		15,001,440,311,004	27,620,212,589,142	-	(1,135,270,800)	-	-	15,000,305,040,204	27,620,212,589,142
1.1. Ordinary share	*22.2*	*15,000,000,000,000*	*18,750,000,000,000*	-	-	-	-	*15,000,000,000,000*	*18,750,000,000,000*
1.2. Share premium	*22.1*	*1,440,311,004*	*8,870,212,589,142*	-	*(1,135,270,800)*	-	-	*305,040,204*	*8,870,212,589,142*
2. Charter capital supplementary reserve		303,757,726	303,757,726	-	-	-	-	303,757,726	303,757,726
3. Financial and operational risk reserve		303,757,726	303,757,726	-	-	-	-	303,757,726	303,757,726
4. Differences from revaluation of assets at fair value		(13,093,892,370)	226,107,111,705	256,251,297,365	-	-	(387,348,233,508)	243,157,404,995	(161,241,121,803)
5. Retained profit		2,414,996,765,211	5,984,114,978,323	2,613,835,187,588	-	3,289,551,945,687	(451,222,786,461)	5,028,831,952,799	8,822,444,137,549
5.1. Realised profit	*22.1*	*2,417,390,849,483*	*5,506,720,202,647*	2,600,197,337,179	-	3,289,551,945,687	-	5,017,588,186,662	8,796,272,148,334
5.2. Unrealised loss/profit	*22.1*	*(2,394,084,272)*	*477,394,775,676*	13,637,850,409	-	-	(451,222,786,461)	11,243,766,137	26,171,989,215
TOTAL		**17,403,950,699,297**	**33,831,042,194,622**	**2,870,086,484,953**	**(1,135,270,800)**	**3,289,551,945,687**	**(838,571,019,969)**	**20,272,901,913,450**	**36,282,023,120,340**

VPBank Securities Joint Stock Company

INTERIM STATEMENT OF CHANGES IN OWNERS' EQUITY (CONTINUED)
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2026

Form B04a - CTCK
(Issued under Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance)

ITEMS	Notes	Opening balance		Increase/Decrease during period				Closing balance	
		1/1/2025	1/1/2026	Nine-month period ended 30/09/2025		Nine-month period ended 30/09/2026		30/9/2025	30/9/2026
				Increase	Decrease	Increase	Decrease		
		VND	VND	VND	VND	VND	VND	VND	VND
A	B	1	2	3	4	5	6	7	8
II. OTHER COMPREHENSIVE INCOME									
Gain/(loss) from revaluation of available for sale ("AFS") financial assets	34	(13,093,892,370)	226,107,111,705	256,251,297,365	-	-	(387,348,233,508)	243,157,404,995	(161,241,121,803)
TOTAL		**(13,093,892,370)**	**226,107,111,705**	**256,251,297,365**	-	-	**(387,348,233,508)**	**243,157,404,995**	**(161,241,121,803)**

Ms. Ha Thi Minh Ngoc
Preparer

Ms. Nguyen Thi Thu Giang
Chief Accountant

Ms. Dinh Thi Thu Hien
Chief Financial Officer
Authorized representative of the legal representative

Hanoi, Vietnam

19 October 2026

NOTES TO THE THIRD QUARTER OF 2026 STATEMENTS
For the nine-month period ended 30 September 2026

1. CORPORATE INFORMATION

VPBank Securities Joint Stock Company ("the Company") is a joint stock company established under the Operating License No. 106/UBCK-GP issued by the Chairman of the State Securities Commission on 8 April 2009, Amended License No 136/GPDC-UBCK issued by the State Securities Commission on 26 December 2025 and other subsequent amended licenses.

The Company's initial charter capital was VND36,000,000,000 and has been supplemented in accordance with amended licenses for over time. As at 30 September 2026, the Company's total charter capital was VND18,750,000,000,000.

The Company's primary activities are to provide brokerage services, securities trading, underwriting for securities issues, custody services, securities investment advisory services, margin lending and advancing payment for securities services.

The Company's Head Office is located at 21st and 25th floor, Commercial Office Building, 89 Lang Ha, Dong Da Ward, Hanoi City.

As at 30 September 2026, the Company has 835 employees (31 December 2025: 812 employees).

Company's operation

Capital and assets

As at 30 September 2026, total charter capital of the Company was VND18,750,000,000,000, owners' equity was VND 36,282,023,120,340, and total assets was VND83,311,813,912,970. (As at 31 December 2025: total charter capital of the Company was VND18,750,000,000,000, owners' equity was VND33,831,042,194,622, and total assets were VND73,017,077,466,072)

Operational objective

The company's strategy is to become a "one-stop shop" for financial investment products and services with a customer-centric strategy; based on consulting capabilities, product quality and leading digital experience, providing a value chain that integrates the corporate ecosystem through a hybrid business model combining traditional securities services, including brokerage and advisory services, with a modern digital platform.

Investment restrictions

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

- A securities company is not allowed to invest, contribute capital to invest in real-estate assets except for the purpose of use for head office, branches, and transaction offices directly serving professional business activities of the securities company.
- A securities company may invest in real-estate investment and fixed assets on the principle that the carrying value of the fixed assets and real-estate investment should not exceed fifty percent (50%) of the total value of assets of the securities company.

- A securities company is not allowed to use more than seventy percent (70%) of its owners' equity to invest in corporate bonds. Securities company, licensed to engage in self-trading activity, is allowed to trade listed bonds in accordance with relevant regulation on trading bonds.
- A securities company must not by itself, or authorise another organisation or individuals to: Invest in shares or contribute capital to companies that owned more than fifty percent (50%) of the charter capital of the securities company, except for purchasing of odd lots at the request of customers; Make joint investment with an affiliated person of five percent (5%) or more in the charter capital of another securities company; Invest more than twenty percent (20%) in the total currently circulating shares or fund certificates of a listing organisation; Invest more than fifteen percent (15%) in the total currently circulating shares or fund certificates of an unlisted organisation, this provision shall not apply to member fund, ETF fund or open-end fund certificates; Invest or contribute capital of more than ten percent (10%) in the total paid-up capital of a limited company or of a business project; Invest more than fifteen percent (15%) of its owners' equity in a single organisation or of a business project; Invest more than seventy percent (70%) of its total owners' equity in shares, capital contribution and a business project, specifically not invest more than twenty percent (20%) of its total owners' equity in unlisted shares, capital contribution and a business project.
- A securities company is allowed to establish or purchase an asset management company as a subsidiary. In that case, the securities company is not required to follow the above restrictions.

2. BASIS OF PREPARATION OF INTERIM FINANCIAL STATEMENTS

2.1 *Applied accounting standards and system*

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

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

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

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

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

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

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

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

2.2 *Applied accounting documentation system*

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

2.3 *Accounting period*

The Company's accounting period starts on 1 January and ends on 31 December.

The Company's accompanying financial statements are prepared for the period ended 30 September 2026.

2.4 *Accounting currency*

The Company's accounting currency is Vietnam Dong (VND), which is also the currency used for the preparation and presentation of the financial statements, unless otherwise stated.

3. STATEMENT ON COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND SYSTEMS

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

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Company in preparation of the interim financial statements are consistent with those adopted in the preparation of the Company's financial statements for the year ended 31 December 2025 and financial statements for the third quarter of 2026, ended 30 September.

4.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term investments with an original maturity of three months or less, with high liquidity, that are readily convertible into known amounts of cash and subject to an insignificant risk of change in value.

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

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

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

a) It is classified as held for trading. A financial asset is classified as held for trading if:
   - It is acquired or incurred principally for the purpose of selling or repurchasing it in the near term;
   - There is evidence of a recent actual pattern of short-term profit-taking; or
   - It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).

b) Upon initial recognition, a financial asset is designated by the entity as at FVTPL as it meets one of the following criteria:
   - The designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the asset or recognising gains or losses on a different basis; or
   - The assets are part of a group of financial assets which are managed and their performance is evaluated on a value basis, in accordance with the Company's risk management policy or investment strategy.

Underlying securities which are collaterals for covered warrants are classified and initially recognised as financial assets at FVTPL.

Financial assets at FVTPL are measured initially at purchase prices of the financial assets (for unlisted securities) or at order matching prices on the Stock Exchanges (for listed securities), excluding transaction costs that are attributable to the acquisition of financial assets. Subsequent to initial recognition, financial assets at FVTPL are measured at fair value at the end of the accounting period.

Increase in the difference arising from revaluation of financial assets at FVTPL in comparison with the previous period is recognised into the interim statement of income under *"Upward revaluation differences of financial assets at FVTPL"*. Decrease in the difference arising from revaluation of financial assets at FVTPL in comparison with the previous period is recognised into the interim statement of income under *"Downward revaluation differences of financial assets at FVTPL"*.

Transaction costs relating to the purchase of the financial assets at FVTPL are recognised when incurred as expenses in the interim statement of income.

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

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and a fixed maturity that the Company has the positive intention and ability to hold to maturity, other than:

a) Those that the Company on initial recognition designates as financial assets at fair value through profit and loss;

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

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

HTM investments are measured initially at purchase prices plus (+) transaction costs which are directly attributable to the acquisition of the financial assets such as brokerage fees, transaction, issueance agency fee, duties and banking transaction fees. Subsequent to initial recognition, HTM investments are measured at amortised cost using the effective interest rate method less allowance for diminution in the value of financial assets (if any).

Amortised cost of HTM investments is the amount at which the financial asset is measured at initial recognition minus (-) principal repayments, plus (+) or minus (-) the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount, and minus (-) any reduction for impairment or irrecoverability (if any).

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

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

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

HTM investments are subject to an assessment of impairment at the interim financial statements date. Allowance is made for an HTM investment when there is any objective evidence that the investment is irrecoverable or there is uncertainty of recoverability, resulting from one or more events has the negative impact on the estimated future cash flows of the HTM investments. Objective evidence of impairment may include a drop in the fair value/market value of the impaired debt (if any), including the following indicators:

- Significant financial difficulty of the issuer or 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, has granted the borrower concessions that the lender would not otherwise consider;
- A becoming probable that the borrower will enter bankruptcy or financial restructuring;
- Observable data indicate a measurable decrease in the estimated future cash flows arising from a group of financial assets since their initial recognition.

When there is any evidence of impairment, allowance to be recognised is determined as the difference between the amortised cost and the recoverable amount at the assessment date. Any increase/decrease in the balance of allowance is recognised in the interim statement of income under *"Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets"*.

4.5 *Loans*

Loans are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, other than those:

a) that the Company intends to sell immediately or in the near term, which are classified as held for trading, and those that the entity on initial recognition designates as at fair value through profit or loss;

b) that the Company upon initial recognition designates as available-for-sale; or

c) for which the holder may not recover substantially all of its initial investment, other than because of credit deterioration, which are classified as available-for-sale.

Loans of the Company comprise margin loans to customers and advances to customers against securities sale proceeds.

Loans are initially recognised at cost (disbursement value of the loans). Subsequent to initial recognition, loans are measured at cost less allowance for diminution in the value of financial assets (if any).

Loans are reviewed for their impairment at the end of accounting period. Allowance for impairment of loans is made based on the estimated loss to be determined as the difference between the market value of the securities used as collaterals for the loans and the outstanding balance of the loans. Increases or decreases of the allowance balance are recorded in the statement of income under *"Allowance expense for financial assets, write-off of doubtful receivables and impairment losses of financial assets"*.

4.6 *Available-for-sale (AFS)*

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

a) Loans and receivables;

b) Held-to-maturity investments; or

c) Financial assets at fair value through profit or loss.

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

Revaluation differences of AFS financial assets compared to the prior period are recorded in *"Gains/losses from revaluation of available-for-sale financial assets"* under Other comprehensive income on the statement of income.

At the end of the accounting period, the Company assessed whether there is any objective evidence that an AFS financial asset is impaired. Any increase/decrease in the balance of allowance is recognised in the statement of income under *" Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets "*.

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

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

4.7 *Fair value/Market value of financial assets*

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

- For securities listed on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, the market price is the closing price on the most recent trading day prior to the end of the accounting period.
- For unlisted equity securities registered for trading on the Unlisted Public Company Market ("UPCoM") and state-owned enterprises equitised in the form of public securities offering, the market price is the average reference price over the 30 most recent consecutive trading days prior to the end of the accounting period as announced by the Stock Exchange.
- For equity securities that have had no transactions within 30 days prior to the end of the accounting period, or delisted securities or terminated trading securities or suspended trading securities; and their fair value cannot be reliably determined, these financial assets are measured at cost less allowance for impairment of financial assets.
- For corporate bonds listed and registered for trading, the market price is determined by the most recent trading price on the Stock Exchange within 10 days prior to the end of the accounting period.
- For unlisted debt securities, or listed debt securities that have had no transactions on the Stock Exchange within 10 days prior to the end of the accounting period, fair value is determined using the method prescribed in the Company's valuation manual.

4.8 *Derecognition of financial assets*

A financial asset (or where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- The rights to receive cash flows from the asset have expired; or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either:
  - The Company has transferred substantially all the risks and rewards of the asset; or
  - The Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered a pass-through arrangement; and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is 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.

4.9 *Reclassification of financial assets*

Reclassification when selling financial assets other than FVTPL

When selling financial assets other than FVTPL, the Company reclassifies those financial assets to financial assets at FVTPL. The difference arising from the revaluation of AFS financial assets which is recognised in *"Difference from revaluation of financial assets at fair value"* will be recognised as corresponding revenue or expenses at the date of reclassification of AFS financial assets for selling purpose.

Reclassification due to change in purpose or ability to hold

The Company is permitted to reclassify financial assets into another appropriate category of financial assets due to changes in its purpose or ability to hold such assets. Accordingly:

- Non-derivative financial assets at FVTPL or financial assets that are not required to classify as financial asset at FVTPL at the initial recognition may be classified as loans and other receivables or as cash and cash equivalents if the requirements are met. The gains or losses arising from revaluation of financial assets at FVTPL prior to the reclassification are not allowed to be reversed.
- Due to changes in intent or ability to hold, the classification of an investment as HTM no longer appropriate, that investment must be reclassified to AFS financial assets and remeasured at fair value. The difference between carrying amount and fair value is recognised in *"Difference from revaluation of financial assets at fair value"* under Owners' equity.

4.10 *Investments*

Other long-term investments

Other long-term investments are recorded according to the cost method on the Company's own financial statements. Subsequent to initial recognition, they are stated at cost less allowance for impairment of long term investments.

Allowance for diminution in the value of investments is made for each impaired investment, and is assessed at the end of the accounting period. The Company makes allowances for other long-term investments when such investments are impaired due to losses incurred by the investee entities. Increase or decrease in the allowance balance are recognised in *"Allowance expenses for impairment of long-term investments"* during the period.

Dividends distributed from after-tax profits of other long-term investments are recognised in the statement of income.

4.11 *Receivables*

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

Receivables are subject to review for making allowance based on their overdue periods, or estimated loss arising from debt which are undue but economic entities fall bankrupt or are undergoing dissolution procedures; or individual debtors are missing, have fled, are prosecuted, detained or on trial by law enforcement bodies, are serving sentences or have deceased. Allowance expenses incurred are recognised in the interim statement of income under *"Allowance expense for financial assets, write-off of doubtful receivables, impairment losses of financial assets"* and *"Other operating expenses"* during the period.

The Company has provided allowance for doubtful receivables at the following allowance rates:

Overdue period	*Allowance rate*
Over six (6) months to less than one (1) year	30%
From one (1) year to less than two (2) years	50%
From two (2) years to less than three (3) years	70%
Over three (3) years	100%

Allowance for receivables that have not yet fallen due is determined by the Company after considering the recoverability.

4.12 *Accounting principles for pledged/mortgaged investments*

During the period, the Company had mortgaged/pledged financial assets which are used as collaterals for financial obligations of the Company.

According to the terms and conditions of the mortgage/pledge contracts, during the effective period of the contracts, the Company is not allowed to sell, transfer or use the mortgaged/pledged assets under repurchase or swap contracts with any other third party.

In case the Company is unable to fulfil its obligations, the mortgagee/pledgee is allowed to use the mortgaged/pledged assets to settle the obligations of the Company after a period specified in the mortgage/pledge contracts, since the obligations due date.

The mortgaged/pledged assets are monitored in the Company's statement of financial position in accordance with accounting principles relevant to the assets' classification.

4.13 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim statement of income as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is recorded in the interim statement of income.

4.14 *Intangible fixed assets*

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and other expenditures are charged to the interim statement of income as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is recorded in the interim statement of income.

4.15 *Depreciation and amortisation*

Depreciation and amortisation of tangible fixed assets and intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Machineries	3 – 7 years
Vehicles	6 years
Office equipment	3 – 5 years
Software	3 – 5 years
Other intangible fixed assets	3 – 5 years

4.16 *Operating lease*

Operating lease payments are recognised in the statement of income on a straight-line basis over the lease term.

4.17 *Prepaid expenses*

Prepaid expenses, comprise short-term prepaid expenses and long-term prepaid expenses, are initially recognised at cost and amortised over the period to which they are prepaid and in accordance with the economic benefits generated from these expenses.

The following types of expenses are recorded as long – term prepaid expenses and are amortised over the period from one (1) year to three (3) years to the interim statement of income:

- Office renovation expenses;
- Office rental expenses;
- Office tools and consumables; and
- Software services extension, maintenance and warranty expenses.

4.18 *Borrowings*

The Company's borrowings are recorded and stated at the principal balance at the end of the accounting period. Borrowing costs are amortised on a straight-line basis during the term of the borrowing.

4.19 *Other payables and accrued expenses*

Other payables and accrued expenses are recognised for future payables relating to bond interest, goods and services received, irrespective of whether the Company has received supplier invoices.

4.20 *Covered warrants*

Covered warrants are collateralised securities issued by the Company, which allows the owner to buy the underlying securities from the issuers of such covered warrants at a predetermined price on the maturity date, or to receive a cash settlement when the price (index) of the underlying securities is higher than the exercise price (index) on the maturity date.

When covered warrants are distributed, the Company recognises a warrant payable under *"Payables for securities trading activities"* in the statement of financial position, at the same time monitoring off-balance sheet the number of covered warrants remaining available for issuance. Initial costs related to the issuance of covered warrants, such as costs for obtaining the offering certificate, issuing covered warrants in the primary market, listing, and custody registration of warrants, are recognised under *"Transaction costs for purchase of financial assets at FVTPL"* in the statement of income. Gains/losses arising from covered warrant repurchases, covered warrant maturities or covered warrant cancellations are recognised under *"Gains from sales of financial assets at FVTPL"* or *"Losses from sales of financial assets at FVTPL"*, respectively, in the statement of income.

At the end of the accounting period, the Company revaluates the covered warrants at fair value. Decrease due to revaluation of covered warrants at fair value compared to the previous period is recognised in *"Gain from financial assets at FVTPL"* (line *"Downward revaluation differences of warrants"*). Increase due to revaluation of covered warrants at fair value compared to the previous period is recognised in *"Loss from financial assets at FVTPL"* (line *"Upward revaluation differences of warrants"*).

The securities used as hedging for the covered warrants are monitored by the Company. At the end of the accounting period, securities used as hedging for the covered warrants are revaluated at fair value and the differences arising from revaluation is recorded like the revaluation of financial assets at FVTPL.

4.21 *Employee benefits*

4.21.1 *Pension allowance*

Pension allowances are paid to retired employees of the Company by the Social Insurance Agency under the Ministry of Finance. The Company is required to contribute to these post-employment benefits by paying social insurance premium to the Social Insurance Agency at the rate of 17.5% of an employee's basic salary, salary-related allowances and other supplements. Other than that, the Company has no further obligation relating to Pension allowance. The amount for social insurance contribution is recognised as expense when incurred.

4.21.2 *Severance allowance*

Pursuant to Article 46 of the Vietnam Labour Law No. 45/2019/QH14 effective from 1 January 2021 and the Decree No. 145/2020/ND-CP of Government regulating and guiding the implementation of articles of the Vietnam Labour Law regarding working conditions and labour relations, the Company has the responsibility to pay allowance equivalent to half of their monthly salary for each year of employment for voluntarily resigned employees who fully meet the requirements of relevant laws and regulations. Working time to calculate the severance allowance is the total time the employee has worked for the Company minus the time that the employee has participated in unemployment insurance in accordance with the regulations on unemployment insurance and the working time during which the employer has paid severance allowance and job-loss allowance. The average monthly salary used in this calculation is the average monthly salary of the latest nine-month period up to the resignation date. Allowance arising from voluntary resignation is recognised in the statement of income when payments are made.

4.21.3 Unemployment insurance

Pursuant to Article 33 of the Law on Employment No. 74/2025/QH15 dated 16 June 2025, effective from 1 January 2026, and Decree No. 352/2025/ND-CP dated 30 December 2025, effective from 1 January 2026, issued by the Government detailing the implementation of certain provisions of the Law on Employment regarding unemployment insurance, the Company is required to participate in the unemployment insurance scheme for employees subject to compulsory unemployment insurance. Accordingly, on a monthly basis, the Company contributes up to 1% of the monthly payroll of employees participating in unemployment insurance and simultaneously withholds up to 1% of each employee's monthly salary to make a combined contribution to the unemployment insurance fund. The amount for unemployment insurance is recognised as expense when incurred.

4.22 *Foreign currency transactions*

Transactions in currencies other than the Company's accounting currency of VND are recorded at the actual transaction exchange rates of commercial banks at transaction dates.

At the end of the accounting period, monetary balances denominated in foreign currencies are revaluated by using the average selling/buying rate of commercial bank where the company usually transacts.

All foreign exchange differences incurred during the period and arisen from the revaluation of monetary accounts denominated in foreign currencies at the end of the period are taken to the interim statement of income.

4.23 *Revenue recognition*

Revenue from brokerage services

Revenue from securities brokerage services is recognised when the securities transaction is completed.

Income from securities trading

Revenue from trading of securities is determined by the difference between the selling price and the weighted average cost of securities sold, and is recognised upon receipt of the matching order reports of securities trading transactions from Vietnam Securities Depository and Clearing Corporation (VSDC) (for listed securities) and completion of the agreement on transfer of assets (for unlisted securities).

Interest income

Interest income is recognised on accrual basis by time proportion with reference to the principal outstanding and the applicable interest rate, unless collectability is in doubt.

Dividends

Dividend income from shares that have been registered and centrally custodied at Vietnam Securities Depository and Clearing Corporation (VSDC) is recognised on the record date. Dividend income from shares that have not been registered with VSDC is recognised when the right to receive dividends is established. Stock dividends from securities held by the company are not recognised as income during the period. The company increase the number of shares held and does not increase carrying amount of those securities.

Revenues from other services

Revenue is recognised by reference to the percentage of completion based on work performed.

Revenue is not recognised when there are uncertainties relating to the recoverability of receivables.

Other income

Income from irregular activities other than revenue-generating activities are recorded to other incomes, including: income from sale and disposal of fixed assets; fines paid by customers for contract breaches; collected insurance compensation; collected debt which had been written off and included in the prior year expenses; payable debts which are now recorded as revenue increase as their owners no longer exist; collected tax amounts which now are reduced and reimbursed; and other income as stipulated by VAS 14 – *Revenue and other income.*

4.24 *Method for determining the cost of securities sold*

The Company applies weighted average method at the end of the day to calculate cost of proprietary securities sold.

4.25 *Business operating expenses*

Business operating expenses are recognised in the statement of income in the period in which they are incurred, except where the expenses relate to multiple accounting periods, in that case they are recognised to the statement of income on allocation basis corresponding to the accounting periods.

4.26 *Corporate income tax*

Current income tax

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

Current income tax is charged or credited to the interim statement of income, except when it relates to items recognised directly to owners' equity, in which case the current income tax is also dealt with in owners' equity.

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

Deferred income tax

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

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

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

The carrying amount of deferred income tax assets is reviewed at the end of accounting period and reduced to a certain extent that sufficient taxable profits will be available to allow all or part of the deferred income tax assets to be recovered. Previously unrecognised deferred income tax assets are re-assessed at each period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

4.27 *Owners' equity*

Contributed capital from shareholders

Contributed capital from stock issuance is recorded in Charter Capital at par value.

Share premium

Upon receipt from share holders, the differences between issuing price and par value of the share is recognised on *"Share premium"*.

Retained profit

Retained profit comprises of realised and unrealised retained profit.

Unrealised profit during the period is the difference between gain and loss arisen from revaluation of financial assets at FVTPL or others through profit or loss in the interim statement of income, and the deferred income tax related to the increase in revaluation of FVTPL financial assets and others.

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

Reserves

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

The Company has an outstanding balance of charter capital supplementary reserve and operational risk and financial reserve appropriated in accordance with Circular No. 146/2014/TT-BTC issued by the Ministry of Finance on 6 October 2014. The company will handle the balance of these funds in accordance with Circular No. 114/2021/TT-BTC guiding the financial regime for securities companies, repealing Circular 146/2014/TT-BTC, effective from 1 February 2022.

4.28 *Profits distribution*

Profits are distributed when the business company is profitable and has fulfilled its tax obligations and other financial obligations as prescribed by law, has appropriated reserves and made up for previous losses in accordance with law and the Charter, and at the same time ensures the payment of debts and property obligations due after profit distribution. Dividends paid for preference shares shall be made according to the conditions applied separately to each type of preference shares.

The General Meeting of Shareholders decides on the rate and form of profit distribution and bonus distribution in accordance with law.

Dividends payable are recognised when the company's General Meeting of Shareholders approves the dividend distribution to shareholders.

4.29 *Segment information*

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. The company's segment reporting format is based on business segment.

The Company's business segments are primarily determined based on the services provided to investors.

4.30 *Related parties*

Parties are considered to be related parties of the Company if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

4.31 *Earnings per share*

The Company presents basic earnings per share ("EPS") for its ordinary shares. EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare fund for the period) of the Company by the weighted average number of ordinary shares outstanding during the period. At the end of accounting period and for the nine-month period then ended, the Company did not have any dilutive potential ordinary shares; therefore, the presentation of diluted earnings per share is not applicable.

Diluted earnings per share is calculated by dividing the profit after tax attributable to the ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period, adjusted for the weighted average number of potential ordinary shares including convertible bonds and share options. During the period, the Company had no potential ordinary shares and therefore did not present diluted earning per share.

4.32 *Nil balances*

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

5. CASH AND CASH EQUIVALENTS

	30/09/2026	31/12/2025
Cash	3,749,886,874,393	8,081,765,474,527
- *Cash at banks*	*3,749,886,874,393*	*7,081,765,474,527*
- *Term deposits with original term of no more than 3 months*	-	*1,000,000,000,000*
Total	**3,749,886,874,393**	**8,081,765,474,527**

6. VALUE AND VOLUME OF TRADING EXECUTED DURING THE PERIOD

	Quarter 3/2026		Quarter 3/2025	
	Volume of trading during the period (Unit)	Value of trading during the period (VND)	Volume of trading during the period (Unit)	Value of trading during the period (VND)
The Company	**571,837,849**	**78,148,435,463,793**	**861,468,283**	**78,704,858,811,718**
Shares	175,828,348	3,490,748,430,000	496,055,757	17,552,289,227,158
Bonds	264,462,299	64,023,962,189,044	229,689,401	58,163,152,274,866
Certificates of deposit	1,002	10,582,096,893,700	4,601,025	2,666,862,612,000
Covered warrants	131,546,200	51,627,951,049	131,122,100	322,554,697,694
Stock purchase rights	-	-	-	-
Fund certificates	-	-	-	-
Investors	**3,076,855,778**	**110,420,463,920,313**	**6,040,811,966**	**197,436,112,274,503**
Shares	2,965,537,666	63,127,574,874,570	5,731,623,354	162,345,204,475,692
Bonds	44,421,699	46,824,340,513,037	116,040,419	33,673,249,900,540
Fund certificates	32,121,707	446,256,767,996	543,133	991,144,063,187
Covered warrants	34,774,706	22,291,764,710	192,605,060	426,513,835,084
Total	**3,648,693,627**	**188,568,899,384,106**	**6,902,280,249**	**276,140,971,086,221**

7. FINANCIAL ASSETS

Concepts of financial assets

Historical cost

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

Fair value/market value

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

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

Amortised cost

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

For presentation purpose, allowance for impairment or irrecoverability of financial assets is recognised under "Allowance for impairment of financial assets and mortgage assets" in the interim statement of financial position.

Carrying amount

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

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

	30/09/2026		31/12/2025	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Shares	**5,497,510,089,742**	**5,504,147,164,600**	**5,341,073,980,820**	**5,928,916,512,200**
Listed shares	*5,282,283,445,206*	*5,294,168,647,500*	*4,869,840,267,091*	*5,461,815,840,000*
Listed shares used for hedging of covered warrants	*44,261,033,536*	*39,012,906,100*	*300,268,102,729*	*296,135,061,200*
Unlisted shares	*170,965,611,000*	*170,965,611,000*	*170,965,611,000*	*170,965,611,000*
Money market instruments	**3,850,000,000,000**	**3,850,000,000,000**	**7,275,000,000,000**	**7,275,000,000,000**
Bonds	**16,541,838,258,217**	**16,541,838,258,217**	**12,946,411,711,680**	**12,946,446,394,528**
Unlisted bonds	*16,346,619,393,613*	*16,346,619,393,613*	*12,934,998,435,721*	*12,934,998,435,721*
Listed bonds	*195,218,864,604*	*195,218,864,604*	*11,413,275,959*	*11,447,958,807*
Total	**25,889,348,347,959**	**25,895,985,422,817**	**25,562,485,692,500**	**26,150,362,906,728**

7.2 *Held-to-maturity investments (HTM)*

	30/09/2026	31/12/2025
Held-to-maturity investments (HTM)	**6,598,450,000,000**	**34,100,000,000**
Certificate of deposit	*20,000,000,000*	-
Term deposits with maturity from 3 months to 12 months	*6,578,450,000,000*	*34,100,000,000*
Total	**6,598,450,000,000**	**34,100,000,000**

The Company has pledged term deposits as collateral for certain short-term borrowings, as presented in Note 16

7.3 *Loans*

	30/09/2026		31/12/2025	
	Cost VND	Fair value (3) VND	Cost VND	Fair value VND
Margin loans (i)	39,691,245,533,526	39,529,631,003,306	33,894,107,972,941	33,732,493,442,721
Advances to customers against securities sale proceeds (ii)	177,602,974,475	177,602,974,475	199,111,283,036	199,111,283,036
	39,868,848,508,001	**39,707,233,977,781**	**34,093,219,255,977**	**33,931,604,725,757**

(i) Securities of investors participating in margin loan transactions are held by the Company as collateral for the investors' loans from the Company. These relate to advances to investors during the period that the shares selling proceeds are awaiting to be received.

(ii) These are receivables relating to advances to customers against securities sale proceeds during the period pending receipt of such sale proceeds.

7.4 *Available-for-sale (AFS) financial assets*

	30/09/2026			31/12/2025		
	Cost VND	Fair value VND	Carrying amount VND	Cost VND	Fair value VND	Carrying amount VND
Bonds	**2,031,131,527,307**	**2,030,231,680,140**	**2,030,231,680,140**	**996,608,294,715**	**993,715,406,420**	**993,715,406,420**
Listed bonds	2,031,131,527,307	2,030,231,680,140	2,030,231,680,140	996,608,294,715	993,715,406,420	993,715,406,420
Share	**1,225,193,535,085**	**693,941,980,000**	**1,024,541,980,000**	**992,500,000,000**	**1,060,500,000,000**	**1,336,000,000,000**
Listed shares	894,593,535,085	693,941,980,000	693,941,980,000	717,000,000,000	1,060,500,000,000	1,060,500,000,000
Unlisted shares	330,600,000,000	-	330,600,000,000	275,500,000,000	-	275,500,000,000
Fund certificates	**35,056,847,000**	-	**35,056,847,000**	-	-	-
Other financial assets	**456,160,000,000**	-	**456,160,000,000**	-	-	-
	3,747,541,909,392	**2,724,173,660,140**	**3,545,990,507,140**	**1,989,108,294,715**	**2,054,215,406,420**	**2,329,715,406,420**

7.5 *Available-for-sale (AFS) financial assets*

Financial assets	30/09/2026				31/12/2025			
		Revaluation difference				Revaluation difference		
	Cost	Increase	Decrease	Fair value	Cost	Increase	Decrease	Fair value
FVTPL	**25,889,348,347,959**	**513,637,938,622**	**(507,000,863,764)**	**25,895,985,422,817**	**25,562,485,692,500**	**660,830,640,260**	**(72,953,426,032)**	**26,150,362,906,728**
Listed shares used for hedging covered warrants	44,261,033,536	-	(5,248,127,436)	39,012,906,100	300,268,102,729	4,266,893,671	(8,399,935,200)	296,135,061,200
Listed shares	5,282,283,445,206	513,637,938,622	(501,752,736,328)	5,294,168,647,500	4,869,840,267,091	656,529,063,741	(64,553,490,832)	5,461,815,840,000
Unlisted shares	170,965,611,000	-	-	170,965,611,000	170,965,611,000	-	-	*170,965,611,000*
Listed bonds	195,218,864,604	-	-	195,218,864,604	11,413,275,959	34,682,848	-	*11,447,958,807*
Unlisted bonds	16,346,619,393,613	-	-	16,346,619,393,613	12,934,998,435,721	-	-	*12,934,998,435,721*
Money market instruments	3,850,000,000,000	-	-	3,850,000,000,000	7,275,000,000,000	-	-	*7,275,000,000,000*
AFS	**3,747,541,909,392**	-	**(201,551,402,252)**	**3,545,990,507,140**	**1,989,108,294,715**	**343,500,000,000**	**(2,892,888,295)**	**2,329,715,406,420**
Listed bonds	2,031,131,527,307	-	(899,847,167)	2,030,231,680,140	996,608,294,715	-	(2,892,888,295)	993,715,406,420
Listed shares	894,593,535,085	-	*(200,651,555,085)*	693,941,980,000	717,000,000,000	343,500,000,000	-	1,060,500,000,000
Unlisted shares	330,600,000,000	-	-	330,600,000,000	275,500,000,000	-	-	275,500,000,000
Fund certificates	35,056,847,000	-	-	35,056,847,000	-	-	-	-
Other finanscial assets	456,160,000,000	-	-	456,160,000,000	-	-	-	-
Total	**29,636,890,257,351**	**513,637,938,622**	**(708,552,266,016)**	**29,441,975,929,957**	**27,551,593,987,215**	**1,004,330,640,260**	**(75,846,314,327)**	**28,480,078,313,148**

8. OTHER FINANCIAL ASSETS

	30/9/2026	31/12/2025
Receivables from disposal of financial assets	111,942,499,018	453,294,653,018
Receivables and accruals from dividends and interest income from financial assets	1,183,160,956,145	1,268,882,392,214
- *Dividend receivable*	*7.125.000.000*	-
- *Interest receivable from listed bonds*	*641.193.422*	*19.837.309.446*
- *Interest receivable from unlisted bonds*	*223.963.783.759*	*152.645.973.310*
- *Interest receivable from term deposits*	*176.540.812.329*	*27.248.124.382*
- *Interest receivable from certificates of deposit*	*80.334.657.536*	*190.060.821.913*
- *Interest receivable from margin loans*	*694.555.509.099*	*879.090.163.163*
Advances to suppliers	10,918,115,570	18,010,181,522
Receivables from services provided by the Company	749,086,513,402	456,065,355,846
Other receivables	1,114,477,890	1,807,342,257
Allowance for impairment of receivables *(Note 8.1)*	(84,127,096,018)	(58,895,967,213)
Total	**1,972,095,466,007**	**2,139,163,957,644**

8.2 *Allowance for impairment of receivables*

	31/12/2025			30/09/2026	
	Opening balance of doubtful debts	*Opening balance of provision*	*Provision charged*	*Ending balance of provision*	*Ending balance of doubtful debts*
Provision for doubtful receivables from disposal of financial assets	**84,077,096,018**	**(58,853,967,213)**	**(25,223,128,805)**	**(84,077,096,018)**	**84,077,096,018**
- Smart Invest Securities Joint Stock Company	56,000,362,315	(39,200,253,620)	(16,800,108,695)	(56,000,362,315)	56,000,362,315
- Tran Le Thu Trang	28,076,733,703	(19,653,713,593)	(8,423,020,110)	(28,076,733,703)	28,076,733,703
Provision for doubtful receivables from services provided by the Company	**70,000,000**	**(42,000,000)**	**(8,000,000)**	**(50,000,000)**	**96,666,667**
Sun Label Stamp & Printing Technology Joint Stock Company	12,500,000	(12,500,000)	-	(12,500,000)	12,500,000
Sai Gon Plastic Packaging Joint Stock Company	17,500,000	(17,500,000)	-	(17,500,000)	17,500,000
Nam Dinh Vu ICD Joint Stock Company	40,000,000	(12,000,000)	(8,000,000)	(20,000,000)	66,666,667
Total	**84,147,096,018**	**(58,895,967,213)**	**(25,231,128,805)**	**(84,127,096,018)**	**84,173,762,685**

9. SHORT-TERM PREPAID EXPENSES

	30/09/2026	31/12/2025
Prepayment for loan service fees	41,230,945,006	13,005,946,041
Prepayment for office rent	5,763,326,160	2,898,602,899
Prepayment for tools and equipment	159,218,785	153,513,325
Prepayment for softwares	13,276,719,568	11,248,327,420
Other short-term prepayments	1,406,537,121	1,389,514,005
Total	**61,836,746,640**	**28,695,903,690**

10. LONG-TERM INVESTMENTS

	30/9/2026		31/12/2025	
	Voting right rate of the Company	VND	Voting right rate of the Company	VND
Vietnam Prosperity crypto assets exchange Joint Stock Company	11%	1,100,000,000,000	11%	2,750,000,000
VP Life Joint Stock Company	10%	200,000,950,000		-
Pavo Capital Asset Management Joint Stock Company	11%	32,967,371,738	11%	-
		1,332,968,321,738		**2,750,000,000**

11. TANGIBLE FIXED ASSETS

	Machinery	*Office equipment*	*Total*
Cost			
1-Jan-26	42,606,951,961	3,547,343,767	46,154,295,728
Increase for the period	18,960,181,696	-	18,335,635,216
Decrease for the period	-	(624,546,480)	(624,546,480)
30-Sep-26	**61,567,133,657**	**2,922,797,287**	**64,489,930,944**
Accumulated depreciation			
1-Jan-26	(11,731,659,731)	(2,307,073,159)	(14,038,732,890)
Depreciation	(9,361,432,208)	(573,538,901)	(9,934,971,109)
Decrease for the period	79,808,064	419,756,056	499,564,120
30-Sep-26	**(21,013,283,875)**	**(2,460,856,004)**	**(23,474,139,879)**
Net book value			
1-Jan-26	30,875,292,230	1,240,270,608	32,115,562,838
30-Sep-26	**40,553,849,782**	**461,941,283**	**41,015,791,065**

12. INTANGIBLE FIXED ASSETS

	Software	*Total*
Cost		
1-Jan-26	19,510,900,000	19,510,900,000
Additions	1,830,800,000	1,830,800,000
Decrease for the period	-	-
30-Sep-26	**21,341,700,000**	**21,341,700,000**
Accumulated amortization		
1-Jan-26	(11,283,463,071)	(11,283,463,071)
Amortization	(3,731,538,598)	(3,731,538,598)
Decrease for the period	-	-
30-Sep-26	**(15,015,001,669)**	**(15,015,001,669)**
Net book value		
1-Jan-26	8,227,436,929	8,227,436,929
30-Sep-26	**6,326,698,331**	**6,326,698,331**

13. LONG-TERM PREPAID EXPENSES

	30/09/2026	**31/12/2025**
Office repair expenses	17,995,031,970	12,736,358,813
Prepaid tools and equipment expenses awaiting allocation	3,393,199,494	4,059,468,328
Software expenses	2,546,484,686	317,059,159
Software feature modification expenses	562,350,931	1,340,906,181
Office rental expenses	174,333,929,552	181,126,160,576
Other long-term prepaid expenses	894,348,910	594,965,878
Total	**199,725,345,543**	**200,174,918,935**

14. DEPOSITS AT THE PAYMENT SUPPORT FUND

Deposits at the Payment Support Fund represents the amounts deposited at VSDC.

According to Decision No. 105/QD-VSD dated 20 August 2021 issued by the Vietnam Securities Depository, now the Vietnam Securities Depository and Clearing Corporation ("VSDC"), on the promulgation of the regulation on management and use of the payment support fund ("Decision 105"), the Company is required to make an initial deposit of VND 120 million at VSDC and an annual contribution of 0.01% of the total value of brokered securities, which are listed and registered for transactions in the Stock Exchanges in the preceding period with the maximum annual contribution of VND2.5 billion to the Payment Support Fund.

The maximum contribution by each custodian member to the Payment Support Fund is VND20 billion, applicable to custodian members being securities companies with trading and brokerage activities.

Details on deposits at the Payment Support Fund were as follows:

	30/9/2026 VND	31/12/2025 VND
Initial payment	120,000,000	120,000,000
Addition	9,269,834,608	7,089,913,612
Annual accrued interest	731,340,272	731,340,272
	10,121,174,880	**7,941,253,884**

15. SHORT-TERM BORROWINGS

	Interest rate	31/12/2025	Addition during the period	Repayment during the period	31/09/2026
Borrowings from credit institutions		**22,759,185,000,000**	**92,317,421,000,000**	**(78,611,488,000,000)**	**36,465,118,000,000**
Short-term borrowings in USD (i)		**4,048,285,000,000**	**7,373,815,000,000**	**(4,048,485,000,000)**	**7,373,615,000,000**
Sumitomo Mitsui Banking Corporation Singapore Branch (SMBC)		3,891,025,000,000	5,262,200,000,000	(3,891,225,000,000)	5,262,000,000,000
Other banks		157,260,000,000	2,111,615,000,000	(157,260,000,000)	2,111,615,000,000
Short-term borrowings in VND (ii)		**18,710,900,000,000**	**84,943,606,000,000**	**(74,563,003,000,000)**	**29,091,503,000,000**
Vietnam International Commercial Joint Stock Bank	Above 1,5%	2,975,000,000,000	3,909,000,000,000	(3,484,000,000,000)	3,400,000,000,000
Vietnam Technological and Commercial Joint Stock Bank		3,175,000,000,000	10,010,000,000,000	(9,685,000,000,000)	3,500,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam		1,631,000,000,000	28,329,000,000,000	(20,090,000,000,000)	9,870,000,000,000
Vietnam Export Import Commercial Joint Stock Bank		1,500,000,000,000	4,800,000,000,000	(3,891,225,000,000)	2,408,775,000,000
Other banks and financial institutions		9,429,900,000,000	37,895,606,000,000	(37,412,778,000,000)	9,912,728,000,000
Borrowings from other sources		**14,582,888,973,613**	**414,298,021,531,605**	**(418,990,253,124,990)**	**9,890,657,380,228**
Borrowings from individuals and companies		14,582,888,973,613	414,298,021,531,605	(418,990,253,124,990)	9,890,657,380,228
Total		**37,342,073,973,613**	**506,615,442,531,605**	**(497,601,741,124,990)**	**46,355,775,380,228**

(i) Short-term secured borrowings in USD bearing interest rates ranging from 5.57% to 9.74% per annum (31/12/2025: 6.7% to 7.5% per annum). The Company has entered into foreign exchange rate derivative contracts with commercial banks to hedge foreign exchange rate risk for these loans.

(ii) Short-term borrowings in VND bearing interest rates ranging from 1.5% to 9.6% per annum (31/12/2025: 1.5% to 8.8% per annum) and has been secured by the collateral by the Company assets as presented in Note 16.

16. COLLATERALS AND PLEDGED ASSETS

As at the date of the financial statements, the following assets have been used as collaterals for borrowings of the Company:

	30/9/2026 VND	31/12/2025 VND	Purposes
Term deposits – par value	8,628,450,000,000	864,100,000,000	Short-term borrowings
Certificates of deposit at FVTPL – par value	1,800,000,000,000	4,350,000,000,000	Short-term borrowings
Certificates of deposit at FVTPL – par value	200,000,000,000	445,000,000,000	Covered warrants
	10,448,450,000,000	**5,659,100,000,000**	

17. PAYABLES FOR SECURITIES TRADING ACTIVITIES

	30/09/2026 VND	31/12/2025 VND
Payables to the Hanoi Stock Exchange and Ho Chi Minh Stock Exchange	8,393,842,132	15,084,253,659
Payables to VSDC	2,521,830,226	11,109,316,161
Covered warrants payables (in circulation) (*)	4,454,238,000	51,428,712,000
Other payables	41,602,000	28,787,000
Total	**15,411,512,358**	**77,651,068,820**

(*) Details of the Company's covered warrants are as follows:

As at 30/09/2026

Ticker	*Underlying security*	*Issue date*	*Maturity date*	*Number of warrants allowed to be issued*	*Number of warrants in circulation*	*Number of unissued warrants*	*Outstanding warrant payable VND*
CFPT2606	FPT	30/12/2025	30/09/2026	5,000,000	1,252,900	3,747,100	12,529,000
CHDB2602	HDB	30/12/2025	30/09/2026	6,000,000	2,253,500	3,746,500	22,535,000
CHPG2606	HPG	30/12/2025	31/12/2026	9,000,000	7,538,600	1,461,400	1,658,492,000
CLPB2602	MBB	30/12/2025	30/09/2026	9,000,000	4,744,900	4,255,100	2,752,042,000
CMBB2606	TCB	30/12/2025	30/09/2026	9,000,000	864,000	8,136,000	8,640,000
Total				**38,000,000**	**16,653,900**	**21,346,100**	**4,454,238,000**

17. PAYABLES FOR SECURITIES TRADING ACTIVITIES (Continued)

As at 31/12/2025

Ticker	*Underlying security*	*Issue date*	*Maturity date*	*Number of warrants allowed to be issued*	*Number of warrants in circulation*	*Number of unissued warrants*	*Outstanding warrant payable VND*
CACB2509	ACB	23/06/2025	23/01/2026	6,000,000	3,736,700	2,263,300	4,409,306,000
CFPT2516	FPT	23/06/2025	23/01/2026	5,000,000	4,560,000	440,000	912,000,000
CHPG2522	HPG	23/06/2025	23/03/2026	7,500,000	3,909,300	3,590,700	8,600,460,000
CHPG2523	HPG	23/06/2025	23/06/2026	7,500,000	5,709,400	1,790,600	9,420,510,000
CMBB2515	MBB	23/06/2025	23/03/2026	6,000,000	2,275,800	3,724,200	5,006,760,000
CSTB2519	STB	23/06/2025	23/06/2026	6,000,000	2,132,800	3,867,200	7,358,160,000
CSTB2520	STB	23/06/2025	23/03/2026	6,000,000	1,966,800	4,033,200	7,237,824,000
CTCB2511	TCB	23/06/2025	23/03/2026	6,000,000	5,612,800	387,200	5,612,800,000
CVNM2514	VNM	23/06/2025	23/01/2026	4,000,000	2,814,600	1,185,400	2,870,892,000
Total				**54,000,000**	**32,718,200**	**21,281,800**	**51,428,712,000**

18. SHORT-TERM PAYABLES TO SUPPLIERS

	30/09/2026	31/12/2025
Payables for purchase of financial assets	299,715,000	414,571,581,000
Short-term payables to suppliers	10,440,376,254	25,975,718,443
Total	**10,740,091,254**	**440,547,299,443**

19. TAXES AND PAYABLE TO STATE TREASURY

	30/09/2026	31/12/2025
Value added tax	1,770,694,680	487,296,451
Corporate income tax	234,962,787,673	587,042,677,021
Personal income tax	35,549,428,762	41,692,228,605
Foreign contractor tax	2,476,938,445	2,515,672,225
Total	**274,759,849,560**	**631,737,874,302**

Details of taxation and statutory obligations

Items	31/12/2025	*Payables in the period*	*Other increase/(decrease)*	*Paid in the period*	30/09/2026
Value added tax	487,296,451	5,098,807,415	-	(3,815,409,186)	1,770,694,680
Corporate income tax	587,042,677,021	796,358,377,547	19,439,982,278	(1,167,678,249,173)	234,962,787,673
Personal income tax	41,692,228,605	298,449,508,204	(2,996,790,070)	(301,595,517,977)	35,549,428,762
Foreign contractor tax	2,515,672,225	25,483,778,240	-	(25,522,512,020)	2,476,938,445
Total	**631,737,874,302**	**1,125,390,471,406**	**16,443,192,208**	**(1,498,811,688,356)**	**274,759,849,560**

20. SHORT-TERM ACCRUED EXPENSES

	30/09/2026	31/12/2025
Loan interest fee	238,388,530,931	62,334,998,381
Cloud fee	865,400,863	703,242,419
SMS and telecommunications fees	443,890,314	294,720,453
Other fees	1,566,449,017	1,296,110,405
Total	**241,264,271,125**	**64,629,071,658**

21. OTHER SHORT-TERM PAYABLES

	30/09/2026 VND	31/12/2025 VND
Payables for commission for brokerage coliaborators	13,405,558,369	27,792,683,860
Other short-term payables	3,048,850,265	6,565,956,714
Payables under share Investment Cooperation Contract	-	353,500,000,000
Total	**16,454,408,634**	**387,858,640,574**

22. OWNERS' EQUITY

22.1 *Changes in owners' equity*

	Share capital	*Share premium*	*Difference from revaluation of assets at fair value*	*Charter capital supplementary reserve*	*Operational risk and financial reserve*	*Undistributed profit*	*Total*
31-Dec-25	**18,750,000,000,000**	**8,870,212,589,142**	**226,107,111,705**	**303,757,726**	**303,757,726**	**5,984,114,978,323**	**33,831,042,194,622**
Profit after tax	-	-	-	-	-	2,838,329,159,226	**2,838,329,159,226**
Revaluation of AFS	-	-	(387,348,233,508)	-	-	-	**(387,348,233,508)**
30-Sep-26	**18,750,000,000,000**	**8,870,212,589,142**	**(161,241,121,803)**	**303,757,726**	**303,757,726**	**8,822,444,137,549**	**36,282,023,120,340**

22.2 *Shares*

	30/09/2026 Shares	31/12/2025 Shares
Quantity of shares permitted for issuance	**1,875,000,000**	**1,875,000,000**
Number of shares issued	**1,875,000,000**	**1,875,000,000**
Shares issued and fully paid	1,875,000,000	1,875,000,000
- *Ordinary shares*	*1,875,000,000*	*1,875,000,000*
Number of shares in circulation	**1,875,000,000**	**1,875,000,000**
- *Ordinary shares*	*1,875,000,000*	*1,875,000,000*

All ordinary shares have a par value of VND10,000. Each common share corresponds to one voting right at the Company's shareholder meetings. Shareholders are entitled to receive dividends as declared by the Company from time to time. All common shares have equal priority with respect to the Company's residual assets.

23. DISCLOSURE ON OFF-BALANCE SHEET ITEMS

23.1A *Financial assets listed/registered for trading at Vietnam Securities Depository and Clearing Corporation ("VSDC") of the Company*

	30/09/2026 VND	31/12/2025 VND
Unrestricted financial assets	18,161,082,690,000	14,629,060,845,000
Mortgaged financial assets	-	419,000,000,000
Blocked financial assets	-	-
Financial assets awaiting for settlement	9,644,700,000	40,254,870,000
Total	**18,170,727,390,000**	**15,088,315,715,000**

23.1B *Non-traded financial assets depositited at VSDC of the Company*

	30/09/2026 VND	31/12/2025 VND
Unrestricted financial assets	29,949,220,000	-
Blocked financial assets	17,020,400,000	-
Total	**46,969,620,000**	**-**

23.2 *Awaiting Financial assets of the Company*

	30/09/2026 VND	31/12/2025 VND
Shares and covered warrants	311,400,000	53,401,450,000
Total	**311,400,000**	**53,401,450,000**

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

	30/09/2026 VND	31/12/2025 VND
Depository at VPBank Securities Joinst Stock Company	2,500,000,000,000	-
Deposited with another custodians	2,212,599,880,000	652,873,880,000
Total	**4,712,599,880,000**	**652,873,880,000**

23.4 *Financial asets pending entitlement*

	30/09/2026 VND	31/12/2025 VND
Shares	18,506,530,000	6,000,000,000
Total	**18,506,530,000**	**6,000,000,000**

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

	30/09/2026 VND	31/12/2025 VND
Unrestricted financial assets	72,157,927,923,800	50,777,334,706,800
Restricted financial assets	2,380,908,000,000	1,830,401,460,000
Mortgage financial assets	24,830,415,490,000	17,182,440,080,000
Blocked financial assets	92,084,960,000	91,996,960,000
Financial assets awaiting settlement	127,120,260,000	217,186,406,000
Total	**99,588,456,633,800**	**70,099,359,612,800**

23.6 *Non-traded financial assets of investor custodied at VSDC*

	30/09/2026 VND	31/12/2025 VND
Unrestricted and non-traded financial assets custodied at VSDC	1,191,304,830,000	27,164,540,000
Restricted and non-traded financial assets custodied at VSDC	407,391,380,000	272,220,000,000
Blocked financial assets	225,200,000	-
Total	**1,598,921,410,000**	**299,384,540,000**

23.7 *Financial assets of investors awaiting settlement*

	30/09/2026 VND	31/12/2025 VND
Financial assets	322,897,492,400	595,205,388,200
Total	**322,897,492,400**	**595,205,388,200**

23.8 *Financial assets of investors not yet custodied at VSDC*

	30/09/2026 VND	31/12/2025 VND
Financial assets (*)	5,500,000,000,000	-
Total	**5,500,000,000,000**	-

(*) Bonds custodied at the Company

23.9 *Financial assets of investors pending entitlement*

	30/09/2026 VND	31/12/2025 VND
Financial assets	91,853,790,000	689,304,970,000
Total	**91,853,790,000**	**689,304,970,000**

23.10 *Investors' deposits*

	30/09/2026 VND	31/12/2025 VND
Investors' deposits for securities trading activities managed by the Company	1,893,278,397,490	1,583,003,881,569
- *Deposits from domestic investors for securities trading activities managed by the Company*	*1,893,278,397,490*	*1,583,003,881,569*
Deposits for clearing and payment of securities transactions	700,916,243,720	2,032,267,998,730
- *Deposits for clearing and payment of securities from domestic investors*	*699,343,095,107*	*2,030,522,485,312*
- *Deposits for clearing and payment of securities from foreign investors*	*1,573,148,613*	*1,745,513,418*
Deposits for bond principals, interest and dividend payments from securities issuers	51,269,589,386	69,156,221,665
Total	**2,645,464,230,596**	**3,684,428,101,964**

23.11 *Payables to investors*

	30/09/2026 VND	31/12/2025 VND
Payables to investors - investors' deposits for securities trading activities managed by the Company	2,594,263,402,671	3,615,633,633,239
- *Domestic investors*	2,586,821,706,953	3,615,120,053,171
- *Foreign investors*	7,441,695,718	513,577,068
Total	**2,594,263,402,671**	**3,615,633,633,239**

23.12 *Payables to securities issuers*

	30/09/2026 VND	31/12/2025 VND
Payables to securities issuers	759,680,000	25,400,627,000
Total	**759,680,000**	**25,400,627,000**

23.13 *Dividend, bond principal and interest payables*

	30/09/2026 VND	31/12/2025 VND
Dividend, bond principal and interest payables	50,441,147,925	43,393,841,725
Total	**50,441,147,925**	**43,393,841,725**

24. GAIN/(LOSS) FROM FINANCIAL ASSETS

24.1 Gain/(loss) from sales of financial assets measured at fair value through profit or loss (FVTPL)

For nine-month period ended 30 September 2026

Financial assets	*Quantity*	*Selling price*	*Proceeds*	*Weighted average cost at the end of transaction date*	*Gain from disposal in the current year*	*Gain from disposal in the previous year*
	Unit	*VND/unit*	*VND*	*VND*	*VND*	*VND*
I. GAIN						
1. Listed Securities	**51,772,200**	**142,745**	**5,412,059,312,000**	**(5,396,641,045,834)**	**15,418,266,166**	**295,817,602,633**
Listed Shares	-	-	-	-	-	275,916,470,381
Listed shares used for hedging covered warrants	4,209,200	31,769	133,721,100,000	(129,512,386,985)	4,208,713,015	12,581,507,283
Listed bonds	47,563,000	110,976	5,278,338,212,000	(5,267,128,658,849)	11,209,553,151	7,319,624,969
2. Unlisted Securities	**2,043,444**	**9,375,334**	**19,157,969,012,780**	**(19,022,272,348,921)**	**135,696,663,859**	**1,086,631,108,577**
Unlisted shares	-	-	-	-	-	500,298,096,498
Unlisted bonds	2,043,444	9,375,334	19,157,969,012,780	(19,022,272,348,921)	135,696,663,859	586,333,012,079
3. Money market instruments	**502**	**410,343,506,774**	**5,582,096,893,700**	**(5,581,155,616,438)**	**941,277,262**	**873,023,000**
Money market instruments	502	410,343,506,774	5,582,096,893,700	(5,581,155,616,438)	941,277,262	873,023,000
4. Covered warrants	**79,415,500**	**618**	**49,047,361,425**	**(20,874,210,049)**	**28,173,151,376**	**4,159,050,465**
Total	**133,231,646**	**410,353,025,471**	**30,201,172,579,905**	**(30,020,943,221,242)**	**180,229,358,663**	**1,387,480,784,675**

Financial assets	*Quantity*	*Selling price*	*Proceeds*	*Weighted average cost at the end of transaction date*	*Loss from disposal in the current year*	*Loss from disposal in the previous year*
	Unit	*VND/unit*	*VND*	*VND*	*VND*	*VND*
II. LOSS						
1. Listed Securities	**164,742,900**	**159,364**	**9,659,681,518,500**	**(9,912,018,323,654)**	**(242,336,805,154)**	**(75,895,114,694)**
Listed Shares	87,075,000	18,584	1,618,166,225,000	(1,836,069,570,791)	(217,903,345,791)	(73,532,186,765)
Listed shares used for hedging covered warrants	9,010,400	27,061	243,834,920,000	(263,932,450,389)	(20,097,530,389)	(1,845,203,852)
Listed bonds	68,657,500	113,719	7,807,680,373,500	(7,812,016,302,474)	(4,335,928,974)	(517,724,077)
2. Unlisted Securities	**2,763**	**101,280,542**	**279,838,138,719**	**(280,742,296,452)**	**(904,157,733)**	**(429,689,429)**
Unlisted bonds	2,763	101,280,542	279,838,138,719	(280,742,296,452)	(904,157,733)	(429,689,429)
3. Covered warrants	**13,903,700**	**835**	**11,615,316,239**	**(13,720,562,000)**	**(2,105,245,761)**	**(16,214,820,073)**
Total	**178,649,363**	**101,440,741**	**9,961,134,973,458**	**(10,206,481,182,106)**	**(245,346,208,648)**	**(91,539,624,196)**

24.2 *Revaluation differences of financial assets*

Financial assets	Cost VND	Market value/ Fair value as at 30/09/2026 VND	Revaluation difference as at 30/9/2026 VND	Revaluation difference as at 31/12/2025 VND	Net gain/(loss) recorded this period VND
I. FVTPL	**25,889,348,347,959**	**25,895,985,422,817**	**6,637,074,858**	**587,877,214,228**	**(581,240,139,370)**
Listed shares used for hedging covered warrants	44,261,033,536	39,012,906,100	(5,248,127,436)	(4,133,041,529)	(1,115,085,907)
Listed shares	5,282,283,445,206	5,294,168,647,500	11,885,202,294	591,975,572,909	(580,090,370,615)
Unlisted shares	170,965,611,000	170,965,611,000	-	-	-
Listed bonds	195,218,864,604	195,218,864,604	-	34,682,848	(34,682,848)
Unlisted bonds	16,346,619,393,613	16,346,619,393,613	-	-	-
Money market instruments	3,850,000,000,000	3,850,000,000,000	-	-	-
II. AFS	**3,747,541,909,392**	**3,545,990,507,140**	**(201,551,402,252)**	**340,607,111,705**	**(542,158,513,957)**
Listed bonds	2,031,131,527,307	2,030,231,680,140	(899,847,167)	(2,892,888,295)	1,993,041,128
Listed shares	894,593,535,085	693,941,980,000	(200,651,555,085)	343,500,000,000	(544,151,555,085)
Unlisted shares	330,600,000,000	330,600,000,000	-	-	-
Other financial assets	491,216,847,000	491,216,847,000	-	-	-
Total	**29,636,890,257,351**	**29,441,975,929,957**	**(194,914,327,394)**	**928,484,325,933**	**(1,123,398,653,327)**

24.3 *Dividend, interest income from FVTPL, HTM, AFS financial assets, and loans and receivables*

	Q3/2026	Q3/2025
From financial assets at FVTPL	558,730,271,095	213,993,196,683
From HTM investments	95,289,016,440	369,587,944
From loans and receivables	1,098,568,248,858	566,841,756,762
From AFS financial assets	7,224,159,977	7,882,127,599
Total	**1,759,811,696,370**	**789,086,668,988**

25. PROVISION EXPENSE FOR DIMINUTION IN VALUE AND IMPAIRMENT OF FINANCIAL ASSETS AND DOUBTFUL DEBTS AND BORROWING COSTS OF LOANS

	Q3/2026	Q3/2025
Provision expenses for impairment of loans	8,744,265,233	5,829,510,156
Total	**8,744,265,233**	**5,829,510,156**

26. REVENUE FROM OTHER OPERATING ACTIVITIES

	Q3/2026	Q3/2025
Revenue from financial advisory services	257,680,000,000	685,210,471,350
- *Bond issuance advisory service fee*	*257,680,000,000*	*685,210,471,350*
Revenue from services for securities brokerage activities	80,443,503,134	185,393,253,559
- *Revenue from securities brokerage fee*	*79,813,471,134*	*182,866,620,459*
- *Revenue from derivatives brokerage fee*	*630,032,000*	*2,526,633,100*
Revenue from underwriting services	200,457,505,483	154,000,000,000
Revenue from securities investment advisory services	6,600,000,000	7,600,000,000
Revenue from services for securities custodian activities	42,949,569,651	19,903,773,006
- *Custody fees for underlying securities and bonds*	*42,183,502,912*	*17,725,022,749*
- *Custody fees for other securities and financial assets*	*766,066,739*	*2,178,750,257*
Revenue from other activities	7,446,212,941	3,231,744,428
Total	**595,576,791,209**	**1,055,339,242,343**

27. EXPENSES FOR OPERATING ACTIVITIES

	Q3/2026	Q3/2025
Expenses for securities brokerage activities (payables to Stock Exchanges, salary expenses, employee expenses and others)	92,079,723,003	177,887,407,512
Expenses for financial advisory activities (payroll, employee expense, tools and equipment expense and others)	3,037,829,551	6,750,800,162
Expenses for securities custodian activities	6,263,334,748	3,934,172,309
Expenses for uncollectible receivables related to service provision	-	(2,418,048,103)
Other financial services expenses	4,734,400	-
Total	**101,385,621,702**	**186,154,331,880**

Total expenses for operating activities by type

	Q3/2026	Q3/2025
Expenses for securities brokerage activities	21,113,180,501	47,706,479,937
Depository fee payables to VSDC	6,250,834,747	3,921,672,308
Salary expenses and other employees' benefits	19,143,570,236	18,118,653,681
Commission and collaborators expenses	48,883,350,865	111,748,005,199
Expenses for social insurance, health insurance, unemployment insurance and union fee	1,650,384,885	1,314,018,546
Expense for tools and supplies	377,240,343	328,217,477
Expenses for external services	2,584,965,679	585,981,293
Other expenses	1,382,094,446	4,849,351,542
Provisional expense	-	(2,418,048,103)
Total	**101,385,621,702**	**186,154,331,880**

28. PROPRIETARY TRADING EXPENSES

	Q3/2026	Q3/2025
Employee expenses	3,437,100,797	2,538,547,968
Commission and collaborators expenses	2,103,599,202	2,669,119,281
Expense for tools and supplies	20,975,727	15,880,511
Other external service expenses	134,644,291	57,601,650
Expenses for custodian activities	224,575,009	-
Other expenses	103,753,645	292,131,894
Total	**6,024,648,671**	**5,573,281,304**

29. FINANCE INCOME

	Q3/2026	Q3/2025
Interest income on unfixed deposits	9,611,365,961	19,351,183,080
- *Interest income from demand deposits*	*9,611,365,961*	*19,351,183,080*
Unrealized and realized gain from foreign exchange rate difference	(335,000,000)	-
Total	**9,276,365,961**	**19,351,183,080**

30. FINANCE EXPENSES

	Q3/2026	Q3/2025
Unrealized and realized loss from foreign exchange rate difference	(335,000,000)	13,128,500
Interest expenses from short-term borrowings	864,060,397,654	526,588,430,896
Other finance expenses	5,437,844,129	743,529,065
Total	**869,163,241,783**	**527,345,088,461**

31. GENERAL AND ADMINISTRATIVE EXPENSES

	Q3/2026	Q3/2025
Salary expenses and other employees' benefits	55,649,597,700	52,247,088,048
Expense for office equipment	644,165,834	567,796,320
Depreciation and amortization expenses	4,501,329,009	2,397,924,607
Taxes, fees and charges	2,065,121,561	3,931,157,256
Expense for office rent	10,269,784,980	5,746,018,920
Audit fee	123,200,000	99,792,000
Expense for software, channel, license	8,883,010,483	5,819,012,287
Expense for office repair	1,935,900,245	1,434,314,292
External services expenses	9,393,312,713	3,915,789,892
Expense for connecting to the Stock Exchange	64,499,997	253,499,997
Expense for cloud storage rent	4,712,785,574	2,216,654,323
Expense for business trip	271,890,175	384,331,860
Other expenses	3,240,087,018	3,162,898,631
Total	**101,754,685,289**	**82,176,278,433**

32. OTHER INCOME AND EXPENSES

	Q3/2026	Q3/2025
Other income	10,246,348	219,277
Total	**10,246,348**	**219,277**

	Q3/2026	Q3/2025
Other expenses	4,938,810,184	340,000,000
Total	**4,938,810,184**	**340,000,000**

33. CORPORATE INCOME TAX

33.1 Current corporate income tax

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

The current tax payable is based on taxable profit for the period. The taxable profit of the Company differs from the profit as reported in the interim statement of income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the end of accounting period. The Company is required to fulfil its corporate income tax ("CIT") obligation with the current tax rate of 20% on the total taxable profit according to Decree No. 320/2025/ND-CP takes effect on 15 December 2025.

The estimated current corporate income tax is represented in the table below:

	30/09/2026	30/09/2025
Profit before tax	**3,516,308,530,795**	**3,259,876,088,355**
Adjustments in accounting profit		
Increases:		
Loss from revaluation of financial assets at FVTPL	*3,319,741,613,100*	*400,678,817,140*
Loss from revaluation of outstanding covered warrants payables	*75,608,965,559*	*25,182,859,054*
Provision expenses that do not meet the conditions for tax deductibility under Circular No. 48/2019/TT-BTC	*16,800,108,695*	-
Non-deductible expenses	*4,946,498,085*	*355,081*
Decreases:		
Income from dividends	*(101,252,220,300)*	*(8,856,700,000)*
Gain from revaluation of financial assets at FVTPL	*(2,738,501,473,730)*	*(408,237,435,532)*
Gain from revaluation of outstanding covered warrants payables	*(67,807,330,212)*	*(34,671,553,673)*
Loan loss provisioning costs resulting from policy differences between Circular No. 334/2016/TT-BTC and Circular No. 48/2019/TT-BTC	*(44,052,804,260)*	-
Estimated current taxable income	**3,981,791,887,732**	**3,233,972,430,425**
Corporate income tax rate	20.00%	20.00%
Estimated current CIT payables	**796,358,377,546**	**646,794,486,085**
Adjustment decrease CIT due to over/underpayment	(3,055,278)	(1,745,920)
Adjustment increase CIT due to over/underpayment	19,443,037,557	-
Estimated current CIT expenses for the period	**815,798,359,825**	**646,792,740,165**
CIT payables at the beginning of the period	587,042,677,021	75,771,567,373
CIT paid during the period	(1,167,878,249,173)	(146,588,972,079)
CIT payables at the end of the period	**234,962,787,673**	**575,975,335,459**

33.2 *Deferred corporate income tax*

Deferred tax assets/deferred tax liabilities arise from deductible/taxable temporary differences in respect of the following items:

Deferred income tax assets	**30/09/2026**	**31/12/2025**
Deferred CIT arising from loss from revaluation of financial assets at AFS	40,310,280,449	
Deferred CIT arising from loss from revaluation of financial assets at FVTPL	101,400,172,752	14,590,685,206
Deferred CIT arising from loss from revaluation of outstanding covered warrants payables	-	441,978,906
Deferred tax arising from the (reversal of)/provision for impairment of loans	11,200,072,463	-
	152,910,525,664	**15,032,664,112**

Deferred income tax liabilities	**30/09/2026**	**31/12/2025**
Deferred CIT arising from gain from revaluation of financial assets at FVTPL and AFS	(102,727,587,725)	(132,166,128,053)
Allowance for impaiment of financial assets and collateral assets	-	(8,810,560,852)
Deferred CIT arising from gain from revaluation of outstanding covered warrants payables	(2,415,564,218)	(4,417,870,191)
	(105,143,151,943)	**(145,394,559,096)**
Deferred income tax payable (Net)	**47,767,373,721**	**(130,361,894,984)**

Movements of temporary differences during the period are as follows:

For nine – months period ended 30 September 2026

	31/12/2025 VND	Recorgnised in the statement of income during the period VND	30/09/2026 VND
Downward revaluation differences of financial assets at FVTPL	587,877,214,228	(581,240,139,370)	6,637,074,858
Downward revaluation differences of warrants	19,879,456,432	(7,801,635,347)	12,077,821,085
Downward revaluation differences of financial assets at AFS	-	(201,551,402,252)	(201,551,402,252)
Allowance for impairment of receivables	-	(56,000,362,315)	(56,000,362,315)
Allowance for impairment of financial assets and collateral assets	44,052,804,260	(44,052,804,260)	-
	651,809,474,920	**(890,646,343,544)**	**(238,836,868,624)**

For nine – months period ended 30 September 2025

	31/12/2024 VND	Recorgnised in the statement of income during the period VND	30/09/2025 VND
Upward revaluation differences of financial assets at FVTPL	(2,992,605,340)	7,558,618,392	4,566,013,052
Upward revaluation differences of warrants	-	9,488,694,619	9,488,694,619
	(2,992,605,340)	**17,047,313,011**	**14,054,707,671**

34. ACCUMULATED OTHER COMPREHENSIVE INCOME

	31.12.2025	*Changes in owners' equity recorded in Income statement*	*30.09.2026*
Gain/(Loss) from revaluation of AFS financial assets	226,107,111,705	(387,348,233,508)	(161,241,121,803)

35. EARNINGS PER SHARE

Earnings per share ("EPS") is calculated by dividing the net profit after tax attributable to ordinary shareholders of the Company by the weighted average number of outstanding ordinary shares in issue during the period. Profit after tax attributable to ordinary shareholders of the Company for the period is calculated as profit after tax after deduction for setting up non-shareholders' reserves. For the purpose of preparing interim financial statements, other comprehensive incomes have not yet been included in the net profit after tax to calculate the earnings per share indicator since there is no detailed guidance.

	Q3/2026	Q3/2025	For the nine-month period ended 30 September 2026	For the nine-month period ended 30 September 2025
Net profit after tax attributable to ordinary shareholders (VND)	669,734,433,199	1,892,277,020,907	2,838,329,159,226	2,613,835,187,588
Weighted average number of outstanding ordinary shares (shares)	1,875,000,000	1,500,000,000	1,875,000,000	1,500,000,000
Earnings per share (VND/share)	**357**	**1,262**	**1,514**	**1,743**

36. OTHER DISCLOSURE INFORMATION

36.1 *Transactions with related parties*

List of related parties having significant transactions with the Company and relationships with the Company is as follows:

Related parties	*Relationships*
Vietnam Prosperity Joint-Stock Commercial Bank (VPBank)	Parent bank
Board of Directors, Board of Management, Board of Supervision	Parties having significant influence
Generation of Prosperity Sole Member Limited Commercial Bank (GPBank)	Subsidiary of the Parent Bank
OPES Insurance Joint Stock Company	Subsidiary of the Parent Bank
Vietnam Prosperity Crypto Assets Exchange Joint Stock Company	The company is a major shareholder
PAVO Capital Asset Management Joint Stock Company	The company is a major shareholder
Vietnam Prosperity Bank Life Insurance Joint Stock Company	The company is a major shareholder
Fintech AI Joint Stock Company	The Vice Chairman of the Board of Directors of VPBankS is also the Chairman of the Board of Directors of Fintech AI Joint Stock Company

Significant balances with related parties as at 30 September 2026 and for the nine-month period then ended are as follows:

	Balance Receivables/(Payables) 30/09/2026 VND	31/12/2025 VND
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)		
Share capital	(14,993,060,000,000)	(14,993,060,000,000)
Demand deposits	3,007,234,256,395	6,319,450,114,838
Term deposits	120,000,000,000	2,420,000,000,000
Generation of Prosperity Sole Member Limited Commercial Bank (GPBank)		
Demand deposits	82,784,875	83,112,353
OPES Insurance Joint Stock Company		
Capital contribution	330,600,000,000	275,500,000,000
Vietnam Prosperity Crypto Asset Exchange Joint Stock Company		
Capital contribution	1,100,000,000,000	2,750,000,000
PAVO Capital Asset Management Joint Stock Company		
Capital contribution	32,967,371,738	-
Vietnam Prosperity Bank Life Insurance Joint Stock Company		
Capital contribution	200,000,000,000	-
Fintech AI Joint Stock Company		
Payables for goods and services	-	52,800,000

Significant transactions with related parties as at 30 September 2026 and for the nine-month period then ended are as follows:

	For nine-month period ended 30/09/2026 VND	For nine-month period ended 30/09/2025 VND
	Transactions	
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)		
Term deposits placed during the period	120,000,000,000	420,000,000,000
Term deposits settled during the period	(2,420,000,000,000)	-
Interest income from deposits during the period	56,344,251,703	36,226,132,337
Bank service charges	(866,187,006)	(893,603,127)
Brokerage fee	6,012,480	
OPES Insurance Joint Stock Company		
Capital contribution	55,100,000,000	-
Vietnam Prosperity Crypto Asset Exchange Joint Stock Company		
Capital contribution	1,097,250,000,000	-
PAVO Capital Asset Management Joint Stock Company		
Capital contribution	32,967,371,738	-
Vietnam Prosperity Bank Life Insurance Joint Stock Company		
Capital contribution	200,000,000,000	-
Bond trading	302,262,879,000	-
Brokerage fee	45,339,432	-

Remuneration, salaries and other benefits of key management personnel

	Position	For nine-month period ended 30/09/2026 VND	For nine-month period ended 30/09/2025 VND
Remuneration of the Board of Directors			
Ms. Ho Thuy Nga	Chairman	270,000,000	270,000,000
Remuneration, salary and allowances of Chief Executive Officer			
Mr. Vu Huu Dien	Chief Executive Officer	-	7,822,859,615
Mr. Nham Ha Hai	Chief Executive Officer	4,833,810,000	-
Remuneration, salary and allowances of the Board of Supervision			
Mr. Vu Hong Cao	Head of Supervisory Board	270,000,000	354,000,000
Mr. Nguyen Hung Cuong	Member	522,900,000	463,400,000
Mr. Tran Vinh Khang	Member	423,484,500	372,512,500

36.2 *Segment information*

The Company comprises the following main business segments: Brokerage and customer services, securities trading, investment banking and other operations.

	Brokerage and customer services VND	Treasury and securities trading VND	Issuance advisory and other segments VND	Total VND
Third quarter of 2026				
Net revenue from securities services	1,185,155,649,607	1,890,428,670,888	508,999,636,808	3,584,583,957,303
Direct expenses	94,212,628,756	1,667,009,766,487	4,548,168,212	1,765,770,563,455
Depreciation and allocated expenses	452,606,097,173	515,084,816,512	8,165,823,571	975,856,737,256
Profit before tax	**638,336,923,678**	**(291,665,912,111)**	**496,285,645,025**	**842,956,656,592**
As at 30 September 2026				
Allocated segment assets	40,436,641,175,637	41,640,463,017,465	753,262,745,298	82,830,366,938,400
Unallocated assets				481,446,974,570
Total assets	**40,436,641,175,637**	**41,640,463,017,465**	**753,262,745,298**	**83,311,813,912,970**
Allocated segment liabilities	20,717,812,172,324	12,588,254,573,406	13,360,229,953,106	46,666,296,698,835
Unallocated liabilities				363,494,093,795
Total liabilities	**20,717,812,172,324**	**12,588,254,573,406**	**13,360,229,953,106**	**47,029,790,792,630**

36.3 Commitments under margin trading contracts

The Company has entered into margin trading contracts with investors, under which the Company provides funds to investors for the purchase of securities.

36.4 Operating lease commitments

The Company is leasing office premises under operating lease contracts. The future lease payments expected to be made under operating lease contracts are presented as follows:

	30/09/2026	31/12/2025
Within one year	34,009,778,697	-
Within one to five years	105,054,160,562	10,190,473,920
Over five years	73,112,605,566	504,647,431,073
Total	**212,176,544,825**	**514,837,904,993**

36.5 Purposes and policies of financial risk management

On operating, the Company is exposed to market risk, credit risk and liquidity risk.

Risk management is integral to the whole business of the Company. The Company has a system of controls in place to maintain an acceptable balance between the cost arisen from risks and the cost of managing the risks. The Board of Management continually monitors the Company's risk management process to ensure that an appropriate balance between risk and control is achieved.

The Board of Management reviews and agrees policies for monitoring each of these risks which are summarised below:

36.5.1 Market risk

Market risk refers to the risk that the value of existing assets may change in an unfavorable direction. To manage and mitigate market risk, the Company has established a risk management framework for each type of asset and financial product, applying quantitative models to measure and control risk levels. The Company also diversifies its investment portfolio, and counterparties to avoid excessive concentration in any single asset class or market segment, and allocates lending appropriately to assets with low risk weights. In addition, the Company deploys a dedicated risk monitoring system to promptly identify any indicators breaching safety thresholds, thereby enabling timely warnings and corrective actions to ensure stable and sustainable business operations.

Listed and unlisted equity securities held by the Company are exposed to market risks arising from uncertainties in the future value of these investments. The Company manages equity price risk by establishing investment limits. The Company's Investment Committee also reviews and approves decisions related to equity investments.

Foreign exchange rate risk

Foreign currency rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities.

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

As at 30 September 2026, the Company borrowings denominated in foreign currency had a total value of USD 281,000,000, equivalent to VND 7,373,615,000.000 (31/12/2025: USD 156,000,000 equivalent to VND 4,048,285,000,000). The Company hedged foreign currency and interest rate risk using crosscurrency swaps and foreign currency forward contracts with commercial banks for borrowings from foreign credit institutions with foreign currency principal of USD 275,000,000, equivalent to VND 7,217,675,000,000 (31/12/2025: USD 156,000,000 equivalent VND 4,048,285,000,000).

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument willfluctuate because of changes in market interest rates. The Company's exposure to market risk for changes in interest rate relates primarily to the Company's cash, short-term deposits, trade and other receivables, payables for securities trading activities, other payables, and short-term borrowings and liabilities.

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

Share price risk

Share price risk arises from listed and registered-for-trading equity securities held by the Company, The Company's Board of Management monitors the listed securities and registered-for-trading equity in the investment portfolio based on market indices. Material investment in the portfolio are managed on individual basis and approved by the appropriate levels of authority.

As at 30 September 2026, the fair value of investments in listed equity shares was VND 5,333,181,553,600 (31/12/2025: VND 5,757,950,901,200). If the market value of these securities increased or decreased by 5% as at 30 September 2026, assuming that all other variables remained constant, profit after tax of the Company would have increased or decreased by VND 213,327,262,144 (31/12/2025: the market value of these securities increased or decreased by 4%, profit after tax of the Company would have increased or decreased by VND 184,254,428,838).

36.5.2 Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily for accounts receivable) and from its financing activities, including cash at banks, trade and other receivables.

Receivables

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

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

Deposits at banks

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

Margin loans and advances to customers

In accordance with the prevailing securities regulations, the Company is permitted to provide margin loans to clients for the purchase of securities under margin trading agreements. The Company complies with the regulations governing margin lending limits as stipulated in Decision No. 87/QD-UBCK dated 25 January 2017 issued by the State Securities Commission on the promulgation of the regulation on securities margin trading.

In addition, the Company has established internal lending limits to strengthen control over its margin lending activities and developed contingency scenarios to enable timely responses to significant market fluctuations. The Company operates a real-time automated monitoring system that provides alerts when margin ratios approach prescribed safety thresholds, enabling the Company to require additional collateral or initiate forced liquidation of collateralized positions in accordance with applicable regulations.

The Company manages customer credit risk through policies, procedures and control processes relating to margin lending and advances to clients against proceeds from securities sales. Margin loans are granted only for securities eligible for margin trading in accordance with the Company's margin lending regulations and selected based on the Company's stock quality assessment criteria. Credit limits are established and monitored based on the value of pledged collateral, clients' trading creditworthiness and other risk control indicators.

The Company continuously monitors outstanding receivables from clients and requires clients to settle such balances in accordance with the terms and conditions of the relevant agreements. As the Company's receivables are diversified across a large number of clients, credit risk is not considered to be significanty concentrated with any individual client.

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

The Company limits its credit risk by investing only in highly liquid debt securities or debt securities issued by issuers with good credit ratings.

36.5.3 Liquidity risk

Liquidity risk is the risk that the Company will be unable to meet its financial obligations as they fall due. The Company's approach to liquidity management is to ensure, to the extent possible, that it always has sufficient liquidity to meet its liabilities when due, under both normal and stressed financial conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

To effectively manage liquidity risk, the Company maintains a robust cash flow management mechanism, establishes prudent liquidity limits on a daily, weekly, and monthly basis, and reserves a certain proportion of cash and asset with high liquidity to ensure its ability to meet payment obligations in all circumstances. In addition to establishing limits to control payment risk, the Company regularly reviews and reassesses the liquidity of assets in its investment portfolio, prepares detailed cash flow plans, and closely monitors receivables, payables, and financial obligations as they fall due in order to allocate funding appropriately. The Company diversifies its funding sources and funding maturities to enhance the stability of borrowings and support day-to-day liquidity.

The Company monitors its liquidity risk by maintaining a level of cash and cash equivalents and maintaining bank credit lines at a level that is deemed adequate by the Board of Management to finance the Company's operations and to mitigate the effects of fluctuations in cash flows.

37. SEASONALITY OF BUSINESS ACTIVITIES

The Company's business results are affected by the following seasonal or cyclical factors:

Taxation

In accordance with current tax regulations, corporate income tax is calculated and finalised at the end of the year, Corporate income tax expense for the nine-month period ended 30 September 2026 is calculated based on taxable income for the nine-month period ended 30 September 2026.

38. CHANGES IN ACCOUNTING ESTIMATES

There have been no material changes in the accounting estimates made by the Company in the preparation and presentation of these interim financial statements compared to the most recent annual financial statements.

39. CHANGES IN THE COMPOSITION OF THE COMPANY

There were no changes in the Company's composition during the nine-month period ended 30 September 2026.

40. EVENTS AFTER THE END OF ACCOUNTING PERIOD

There is no matter or circumstance that has arisen since the end of accounting period that requires adjustment or disclosure in the third quarter of 2026 financial statements of the Company ended 30 September 2026.

Ms. Ha Thi Minh Ngoc Preparer	Ms. Nguyen Thi Thu Giang Chief Accountant	Ms. Dinh Thi Thu Hien Chief Financial Officer Authorized representative of the legal representative

Hanoi, Vietnam

19 October 2026

VPBank Securities

VPBANK SECURITIES JOINT STOCK COMPANY

No : 996 /CV-VPBankS

Re: Explanation of the fluctuation in Profit After Tax for Q3 2026 with a variance exceeding 10% compared to Q3 2025.

THE SOCALIST REPUBLIC OF VIETNAM
Independece – Freedom – Happiness

Hanoi, 20 / 10/ 2026

To: The State Securities Commission of Vietnam (SSC)
Vietnam Exchange (VNX)
Ho Chi Minh City Stock Exchange (HOSE)

In compliance with information disclosure obligations pursuant to Circular No. 96/2020/TT-BTC issued by the Ministry of Finance, which provides guidance on information disclosure in the securities market, VPBank Securities Joint Stock Company (VPBankS) hereby provides an explanation for the fluctuation of more than 10% in Profit After Tax as presented in the Statement of Income for the third quarter of 2026 compared to the same period in 2025, as follows:

Items	Q3/2026	Q3/2025	Comparison	
			Variance (VND)	Variance (%)
1. Profit before tax	842,956,656,592	2,360,144,648,631	(1,517,187,992,039)	-64%
2. Profit after tax	669,734,433,199	1,892,277,020,907	(1,222,542,587,708)	-65%

Unit: vnđ

The Company's profit before tax for Q3 2026 reached approximately VND 843 billion, representing a 64% decrease year-on-year, primarily due to a significant increase in operating expenses. Specifically, the securities market experienced a sharp downturn in Q3 2026 compared with the same period in 2025. This led to a decline in the market value of VPBankS's investment portfolio, resulting in an increase in losses from the revaluation of financial assets to VND 1,367 billion. This was also the primary driver of the increase in total operating expenses to approximately VND 1,766 billion in Q3 2026, up 184% year-on-year.

Based on the aforementioned factors, the Company's Profit After Tax for the third quarter of 2026 recorded a variance exceeding 10% compared to the same period in 2025.

The Company respectfully submits this explanation and appreciates your consideration!

Recipients:

- As stated above;
- Archived at Accounting Department.

CHIEF EXECUTIVE OFFICER

S.G.P : 40 - C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN VPBANK
P. ĐỐNG ĐA - T.P HÀ NỘI

TỔNG GIÁM ĐỐC

Nhâm Hà Hải

S.T.C.P
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- T.P HÀ NỘI