UP SECURITIES JOINT STOCK COMPANY

FINANCIAL SAFETY RATIO STATEMENT
As at December 31st, 2025

Công ty Cổ phần Chứng khoán UP

Digitally signed by Công ty Cổ phần Chứng khoán UP
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BOARD OF DIRECTORS' REPORT

The members of the Board of Directors of UP Securities Joint Stock Company (hereinafter referred to as the "Company"), present this report together with the Company's audited Financial Safety Report as at December 31st, 2025.

OVERVIEW OF THE COMPANY

UP Securities Joint Stock Company was established and operates in Vietnam under the Business Registration Certificate No. 0102311942 issued by the Hanoi Department of Planning and Investment for the first time on July 6th, 2007 and amended for the 14th time on November 28th, 2025; and Securities Establishment and Operation License No. 58/UBCK-GPHĐKD issued by the State Securities Commission on July 6th, 2007. The latest amendment was made under the Amended License to the "Establishment and Operation License for Securities Business" No. 121/GPĐC-UBCK dated November 13th, 2025.

The Company's Head Office is located at: 8th Floor, Hapro Building, 11B Cat Linh Street, O Cho Dua Ward, Hanoi City, Vietnam.

MEMBERS OF THE BOARD OF DIRECTORS, AUDIT COMMITTEE AND BOARD OF MANAGEMENT

The members of the Board of Directors, Audit Committee and Board of Management of the Company during the financial year and up to the date of this report include:

The Board of Directors

Full name	Position	Date of appointment / removal
Mr. Chu Tuan An	Chairman of the Board of Directors	Appointed on 28/06/2025
Mr. Cao Tan Thanh	Chairman of the Board of Directors	Dismissed on 28/06/2025
Mr. Vu Khanh Din	Independent Board Member	Appointed on 28/06/2025
Mr. Dinh Van Hiep	Board Member	Appointed on 28/06/2025
Mr. Vu Viet Bao	Board Member	Dismissed on 28/06/2025
Mr. Le Tuan	Board Member	Dismissed on 22/03/2025

The Audit Committee

Full name	Position	Date of appointment / removal
Mr. Vu Khanh Din	Chairman of the Audit Committee	Appointed on 28/06/2025
Mr. Chu Tuan An	Chairman of the Audit Committee	Dismissed on 28/06/2025
Mr. Dinh Van Hiep	Member	Appointed on 28/06/2025
Mr. Vu Viet Bao	Member	Dismissed on 28/06/2025

The Board General Management

Full name	Position	Date of appointment / removal
Mr. Tran Van Chien	General Director	Appointed on 20/01/2025
Mr. Nguyen Quang Dat	General Director	Dismissed on 20/01/2025
Mrs. Nguyen Thi Huyen	Deputy General Director	Appointed on 03/06/2025

Company legal representative

Mr. Tran Van Chien – The General Director is the legal representative of the Company; Mr. Chu Tuan An – Chairman of the Board of Directors (effective from September 9th, 2025, according to the amended license No. 83/GPDC-UBCK).

BOARD OF DIRECTORS' REPORT (CONTINUED)

AUDITOR

International Auditing and Valuation Company Limited was appointed to review the Company's Financial Safety Report as at December 31st, 2025 .

BOARD OF DIRECTORS' RESPONSIBILITY DISCLOSURE

The Board of Directors of the Company is responsible for preparing the Semi-Annual Financial Safety Ratio Report as at December 31st, 2025 of the Company, which reflects honestly and reasonably the financial safety ratio situation as at December 31st, 2025 and realizes that no irregularities have taken place which could impact on the Company continuing in business as a going concern.

It is committed by the Board of General Directors commits during the process of preparing the financial safety ratio statement that the Board complies with the regulations of Ministry of Finance Circular 91/2020/TT-BTC dated 13/11/2020 and the amending Circular No. 102/2025/TT-BTC dated October 29th, 2025 issued by the Ministry of Finance, which prescribe financial safety indicators and remedial measures applicable to securities business organizations that fail to meet the financial safety requirements.

The Board of Directors confirms that the Financial Safety Ratio Report presents fairly and accurately the financial safety ratio of the Company as at December 31st, 2025, in accordance with the provisions of Circular No. 91/2020/TT-BTC dated November 13th, 2020 and the amending Circular No. 102/2025/TT-BTC dated October 29th, 2025 issued by the Ministry of Finance.

For and on behalf of the Board of Directors,

S.G.P: 58 - C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP
P. Ô CHỢ DỪA TP HÀ NỘI

Tran Van Chien
General Director
Hanoi, February 27th, 2026

Number: 0605/2025/BCATTC/IAV

THE RESULTS OF THE AUDIT ON FINANCIAL SAFETY RATIO REPORT

Dear: **Shareholders**
Board of Directors, Audit Committee and Management
UP SECURITIES JOINT STOCK COMPANY

We have reviewed the Financial Safety Ratio Report as at December 31st, 2025 of UP Securities Joint Stock Company (hereinafter referred to as the "Company") prepared on February 27th, 2026 , from page 05 to page 25, which was prepared in accordance with the provisions on preparation and presentation of reports in Circular No. 91/ 2020 /TT-BTC dated November 13th, 2020 and the amending Circular No. 102/2025/TT-BTC dated October 29th, 2025 issued by the Ministry of Finance, which prescribe financial safety indicators and remedial measures applicable to securities business organizations that fail to meet the financial safety requirements.

Responsibilities of the Board of Directors

The Board of Directors of the Company is responsible for the preparation and fair and reasonable presentation of the Company's Report in accordance with the provisions of Circular No. 91/2020/TT-BTC dated November 13th, 2020 and the amending Circular No. 102/2025/TT-BTC dated 29th October 2025 issued by the Ministry of Finance, which prescribe financial safety indicators and remedial measures applicable to securities business organizations that fail to meet the financial safety requirements, and other relevant legal regulations relating to the preparation and presentation of the report. The Board of Director is also responsible for internal control as it determines is necessary to ensure that the report is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities

Our responsibility is to express an opinion on the Financial Safety Ratio Report based on the results of our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Company's Financial Safety Ratio Report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Safety Ratio Report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Safety Ratio Report, whether due to fraud or error. In making those risk assessments, the auditor considers the Company's internal control relevant to the preparation and fair presentation of the Financial Safety Ratio Report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the General Director, as well as evaluating the overall presentation of the Financial Safety Ratio Report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

THE RESULTS OF THE AUDIT
ON FINANCIAL SAFETY RATIO REPORT (Next)

Auditor's Conclusion

Based on our review, the Financial Safety Ratio Report of UP Securities Joint Stock Company as at December 31st, 2025 has been prepared, in all material respects, in accordance with the regulations on the preparation and presentation of the report as prescribed in Circular No. 91/2020/TT-BTC dated November 13rd, 2020 and the amending Circular No. 102/2025/TT-BTC dated October 29th, 2025 issued by the Ministry of Finance on "Financial safety indicators and remedial measures applicable to securities business organizations that fail to meet financial safety requirements."

Basis of preparation and restriction on use of the audit report

Without qualifying our opinion, we draw attention to Note 2.2 to the Report, which describes the purpose and basis of preparation of the Financial Safety Ratio Report. This report has been prepared solely for the purpose of complying with the requirements of Circular No. 91/2020/TT-BTC and the amending Circular No. 102/2025/TT-BTC on financial safety indicators and information disclosure in the securities market. Accordingly, this audit report and the accompanying Financial Safety Ratio Report of UP Securities Joint Stock Company may not be suitable for use for other purposes.

M.S.D.N: 0106299213 - C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN VÀ ĐỊNH GIÁ QUỐC TẾ
THÀNH PHỐ HÀ NỘI

TRUONG VIET ANH
Deputy Director
Audit Practising Registration Certificate
No. 5641-2023-283-1

NGUYEN DUC THANH
Auditor
Audit Practising Registration Certificate
No. 6210-2023-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED
Ha Noi, Viet Nam
February 27th, 2026

UP SECURITIES JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
---	**Independence - Freedom – Happiness**
No.:	----------
	Hanoi , February 27th , 2026

FINANCIAL SAFETY RATIO STATEMENT

As at: December 31st, 2025

Dear: State Securities Commission

We guarantee that:

(1) The report is prepared based on data updated as at the reporting date in accordance with the provisions of Circular No. 91/2020/TT-BTC on financial safety indicators and remedial measures applicable to securities business organizations that fail to meet financial safety requirements, as amended and supplemented by Circular No. 102/2025/TT-BTC;

(2) For issues that may affect the Company's financial situation arising after the date of this report, we will update in the next reporting period;

(3) We bear fully legal responsibility for the accuracy and truthfulness of the contents of the statement.

Chief Accountant	**Head of Internal Control Department**	**General Director**
Hoang Thi Mai Huong	**Nguyen Thuy Trang**	**Tran Van Chien**
		Hanoi, February 27th, 2026

UP SECURITIES JOINT STOCK COMPANY
8th Floor, Hapro Building, No. 11B Cat Linh, O Cho Dua Ward, Hanoi City

SUMMARY TABLE OF RISK INDICATORS AND AVAILABLE CAPITAL

As at December 31st, 2025

No	Indicators	Unit	Value at risk/ Liquid capital	Notes
1	Total market risk value	VND	8.632.328.767	5
2	Total settlement risk value	VND	44.248.071.509	5
3	Total operational risk value	VND	50.000.000.000	5
4	Total risk value (4=1+2+3)	VND	102.880.400.276	5
5	Liquid capital	VND	273.893.557.433	4
6	**Liquid Safety Capital Ratio (6=5/4)**	**%**	**266,23%**	

Chief Accountant	Head of Internal Control Department	General Director
Hoang Thi Mai Huong	Nguyen Thuy Trang	Tran Van Chien

Hanoi, February 27th, 2026

NOTES TO THE FINANCIAL SAFETY RATIO STATEMENT

As at December 31st, 2025

These notes are an integral part of and should be read in conjunction with the accompanying Financial Safety Ratio Report.

1. CHARACTERISTICS OF BUSINESS ACTIVITIES

1.1. Form of capital ownership

UP Securities Joint Stock Company was established and operates in Vietnam under the Business Registration Certificate No. 0102311942 issued by the Hanoi Department of Planning and Investment for the first time on July 6th, 2007 and amended for the 14th time on November 28th, 2025. License for establishment and securities business operation No. 58 /UBCK-GPHDKD issued by the State Securities Commission on July 6th, 2007. The most recent change is the License to adjust the License for establishment and securities business operation No.121/GPDC-UBCK dated November 13th, 2025.

The Company's head office is located at: 8th Floor, Hapro Building, No. 11B Cat Linh, O Cho Dua Ward, Hanoi City

Charter capital as stated in the Establishment and Operation License: 323,746,000,000 VND.

Trading name: UP Securities Joint Stock Company.

English name: UP Securities Joint Stock Company.

Form of ownership: Joint stock company.

Total number of employees of the Company as of December 31st, 2025 is: 69 people; as of January 1st, 2025 is: 81 people.

1.2. Business lines and operating activities

The Company operates in the securities sector. Its business activities include securities brokerage; securities investment advisory; proprietary trading; securities underwriting; and securities depository services.

1.3. Normal business cycle

The Company's normal production and business cycle does not exceed 12 months.

2. BASIS OF REPORTING AND ACCOUNTING PERIOD

2.1. Applicable legal documents

The Company's Financial Safety Ratio Report is prepared and presented in accordance with the provisions of Circular No. 91/2020/TT-BTC dated November 13th, 2020 ("Circular 91") and the amending Circular No. 102/2025/TT-BTC dated October 29th, 2025 ("Circular 102") issued by the Ministry of Finance, which prescribe financial safety indicators and remedial measures applicable to securities business organizations that fail to meet financial safety requirements. This financial safety ratio report is prepared based on the Company's audited financial data as of the reporting date.

2.2. Purpose of financial safety ratio report

The financial safety ratio report is prepared to comply with the regulations on preparation and disclosure of information on the Company's financial safety ratio report and is not suitable for use for other purposes.

2.3. Currency on report

The Company prepares its reports in Vietnamese Dong ("VND").

3. MAIN FINANCIAL SAFETY RATIO REPORTING POLICIES

3.1. Available capital

The Company's available capital ratio is determined according to the formula prescribed in Circular 91 as follows:

Liquidity Ratio = (Liquidity x 100%) /Total Risk Value

Accordingly, total risk value represents the aggregate of market risk value, settlement risk value and operational risk value.

In accordance with the provisions of Circular 91 and Circular 102, available capital represents equity that can be converted into cash within ninety (90) days, specifically as follows:

- Owner's equity, excluding redeemable preferred stock (if any);
- Share capital surplus does not include redeemable preference shares (if any);
- Bond conversion option – Capital demand (for Securities companies issuing convertible bonds);
- Other owners' equity,
- Difference in fair value valuation of assets;
- Exchange rate difference,
- Reserve fund to supplement charter capital;
- Financial and operational risk reserve fund;
- Other funds belonging to equity are set aside in accordance with the provisions of law;
- Undistributed profit after tax,
- Asset impairment reserve balance;
- Fifty percent (50%) of the increased value of fixed assets is revalued according to the provisions of law (in case of increased valuation), or minus the entire decreased value (in case of decreased valuation);
- Deductions (Note 3.1.1);
- Additional amounts (Note 3.1.2); and
- Differences (if any)

3.1.1. Deductions

The Company's available capital is reduced by the value of the following items:

- Treasury shares (if any);
- The entire value reduction of financial assets recorded at book value is based on the difference between market value and book value of the assets, excluding securities issued by organizations related to the Company and securities with remaining restricted transfer period of more than ninety (90) days from the date of calculating the financial safety ratio;
- The deposit value in case the Company deposits collateral assets for the bank to perform payment guarantee when issuing secured warrants, is determined as the smallest value of the following values: the bank's payment guarantee value and the collateral value (determined by asset volume * asset price * (1 - Market risk coefficient));
- The value of the Company's assets used to secure obligations to other organizations and individuals with a remaining term of more than ninety (90) days (determined by asset volume * asset price * (1 - Market risk coefficient)); Short-term assets include: prepayments, receivables and advances with a remaining collection or repayment term of more than ninety (90) days, and other short-term assets,
- Long-term assets,
- Exceptions, contrary opinions or refusal to express opinions on audited and reviewed financial statements (if any);
- Securities issued by organizations related to the Company in the following cases:
  - Is the parent company, subsidiary of the Company;
  - Is a subsidiary of the Company's parent company.

- Securities with remaining restricted transfer period of more than ninety (90) days from the date of calculating the financial safety ratio
- Damages calculated on the contract value in case the partner is completely insolvent.

When determining the asset indicators deducted from available capital, the Company is allowed to adjust the deductible value as follows:

- For assets used to secure obligations to other organizations and individuals, when calculating deductions, the smallest of the following values is reduced: market value of the asset, book value, and remaining value of the obligation;
- For assets secured by assets of other organizations or individuals, when calculating the deduction, the smallest value of the following values is reduced: value of secured assets, book value.

Accordingly, the value of the collateral when calculating the adjusted reduction of the portion deducted from available capital is determined by the volume of collateral * Asset price * (1 - Market risk coefficient) in accordance with the provisions of Circular 91, Circular 102.

The deduction from available capital of the indicators in short-term and long-term assets does not include the following indicators:

- Assets must determine market risk according to the provisions of Circular 91, Circular 102 except for securities issued by the Company's Subsidiary, Parent Company or Subsidiary of the Parent Company of the Company or securities with a remaining restricted transfer period of more than ninety (90) days from the calculation date;
- Contracts and transactions must determine liquidity risks according to the provisions of Circular 91, Circular 102;
- Impairment provisions, asset value;
- Provision for bad debts.

3.1.2. Additional payments

The Company's available capital is adjusted to increase by the following items:

- The entire value increase of investments and financial assets recorded at book value based on the difference between market value and book value, excluding securities issued by organizations related to the Company and securities with remaining transfer restriction period of more than 90 days from the date of calculating the financial safety ratio, and
- Debts that can be converted into equity, including: convertible bonds, preferred shares and other debt instruments that have been registered to supplement available capital with the State Securities Commission and satisfy all the provisions in Clause 2, Article 7 of Circular 91 and Circular 102;

The total value of debts used to supplement available capital is up to 50% of the equity. For debts that can be converted into equity and debts registered to supplement available capital with the State Securities Commission, the Company deducts 20% of the initial value each year during the last five (05) years before the payment due date/conversion into common shares and deducts 25% of the remaining value each quarter during the last four (04) quarters before the payment due date/conversion into common shares.

3.2. Market risk value

Market risk value is the value corresponding to the potential loss that may occur when the market price of assets currently held and expected to be held under an underwriting commitment fluctuates in an unfavorable direction. Market risk value is determined for assets specified in Clause 2, Article 9, Circular 91 and Circular 102, including: cash and cash equivalents, money market instruments, bonds, stocks, and equity funds of the Securities Investment Company, and is determined by the Company at the end of each trading day using the following formula:

Market Risk Value = Net Position x Asset Price x Market Risk Factor

In which, the net position of securities is the number of securities held by the Company at the time of calculation, after adjusting to reduce the number of lent securities and increase the number of borrowed securities in accordance with the provisions of law.

The market risk value of undistributed securities from underwriting contracts issued in the form of firm commitments, covered warrants issued by the Company, and futures contracts is determined according to specific formulas presented in Note 3.2.2.

Assets that are not measured at market risk include:

- Treasury stock;
- Securities issued by organizations related to the Company in the following cases:
  - As the parent company, the subsidiary of the Company:
  - Is a subsidiary of the Company's parent company.
- Securities with remaining restricted transfer period, over ninety (90) days, from the calculation date;
- Bonds, debt instruments, and money market securities that have matured;
- Securities hedged by put warrants or futures contracts, put warrants and call contracts are used to hedge the underlying securities.

3.2.1. Market risk co-efficient

Market risk coefficient is determined for each asset item according to the provisions in Appendix I, Circular 102.

3.2.2. Asset price

a. Cash and cash equivalents, money market instruments

The value of cash in VND represents the account balance as at the calculation date. The value of cash in foreign currencies is translated into VND at the exchange rates quoted by credit institutions authorized to conduct foreign exchange business as at the calculation date.

The value of term deposits, cash equivalents and money market instruments is determined based on the deposit value or purchase price plus accrued interest calculated using the effective interest rate up to the calculation date and not yet received.

b. Stocks

The value of listed shares is the closing price on the most recent trading day prior to the calculation time for shares listed on the Ho Chi Minh Stock Exchange and the Hanoi Stock Exchange.

The value of shares of a public company registered for trading on the UpCom system is the closing price on the most recent trading day prior to the calculation time.

In case listed stocks or stocks registered for trading on the UpCom floor have no transactions within more than two (02) weeks up to the calculation date, the value of the stock is the largest of the following values: Book value; Purchase price, Price according to the Company's internal method.

In case a stock is suspended from trading, delisted or deregistered from trading, the value of the stock is the largest of the following values: Book value, Par value, Price according to the Company's internal method.

The value of shares that have been registered and deposited but are not yet listed or registered for trading is determined based on the average price quoted by at least three (03) securities companies that are not related to the Company as at the most recent trading date prior to the calculation date. In case the shares do not have sufficient quotations from at least three (03) Securities Companies, the value of the shares is the largest value among the following values: Price from quotations, Price of the most recent reporting period, Book value, Purchase price, Price according to the Company's internal method.

The value of shares of an organization in a state of dissolution or bankruptcy is equal to 80% of the liquidation value of those shares on the date of the most recent balance sheet, or the price according to the Company's internal regulations.

The value of shares and other capital contributions is the largest value among the purchase values/capital contributions, the price according to the Company's internal regulations.

c. Stock Fund of Securities Investment Company

The value of a closed-end fund is the closing price of the most recent trading day prior to the calculation date.

In case a public closed-end fund has no transactions for more than two (02) weeks up to the calculation date, the fund value is calculated by (Net asset value of the fund (NAV)/1 Fund certificate) at the most recent reporting period before the calculation date.

Value of Member Fund/Open-end Fund Shares of a Securities Investment Company issued privately equal to NAV per unit of capital contribution/unit of fund certificate/share in the most recent reporting period before the calculation date.

The value of other funds/shares is the value according to the Company's internal regulations.

3.2.3. Market risk value added

The market risk value of assets will be adjusted upwards in case the Company invests too much in that asset, except for securities under issuance guarantee in the form of firm commitment, Government bonds, and Government-guaranteed bonds. The risk value is adjusted upwards according to the following principles:

- Increase by 10% in case the total value of the investment in stocks and bonds of an organization accounts for from 10% to 15% of the Company's Equity;
- Increase by 20% in case the total value of investments in stocks and bonds of an organization accounts for from 15% to 25% of the Company's equity,
- Increase by 30% in case the total value of investment in stocks and bonds of an organization accounts for 25% or more of the Company's Equity.

Dividends, bonds, value of securities preferences (if any) or interest on deposits, cash equivalents, negotiable instruments, and valuable papers are adjusted to increase the asset value when determining the market risk value.

3.3. Settlement risk value

The settlement risk value is the value corresponding to the level of loss that may occur when the counterparty cannot pay on time or transfer assets on time as committed. The settlement risk value is determined at the end of the transaction date of the contracts and transactions as follows:

- For term deposit contracts at credit institutions, deposit certificates issued by credit institutions; securities borrowing and lending contracts in accordance with the provisions of law, sales contracts with commitments to repurchase securities in accordance with the provisions of law, purchase contracts with commitments to resell securities in accordance with the provisions of law, contracts for lending to purchase listed securities on margin in accordance with the provisions of law; receivables from customers in securities trading activities, receivables from matured bonds, valuable papers, debt instruments that have matured but have not been paid, other receivables and contracts, transactions, and other capital uses that have potential settlement risks.
- The risk value of prepayment of securities, cash and contract liquidation is determined by the formula:

  Settlement risk value = Value of assets with potential settlement risk x Settlement risk coefficient by partner
- For periodic underwriting contracts with other organizations in the underwriting consortium in the form of firm commitments in which the Company is the main underwriting organization, the settlement risk value is determined by 30% of the remaining value of the unpaid underwriting contracts;
- For receivables, other receivables and other overdue assets, securities not yet transferred on time, including securities, money not yet received from term deposit contracts at credit institutions; deposit certificates issued by credit institutions; securities borrowing and lending contracts in accordance with the provisions of law, sale contracts with commitments to repurchase securities

in accordance with the provisions of law, purchase contracts with commitments to resell securities in accordance with the provisions of law, and securities margin lending contracts in accordance with the provisions of law that have been overdue, the settlement risk value is determined according to the following principles:

Settlement risk value = Value of assets with potential settlement risk x Settlement risk coefficient over time.

3.3.1. Settlement risk co-efficient

The settlement risk coefficient is determined by partner and by time as prescribed in Appendix III, Circular 102.

3.3.2. Asset value with potential settlement risk

a. Securities lending, borrowing, margin trading, repurchase and sale transactions for customers or for the Company itself.

The value of assets with potential settlement risk is the market value of the contract calculated according to the following principles:

Type of transaction	Asset value with potential settlement risk
Term deposits, deposit certificates, unsecured loans, contracts, transactions, and capital uses according to Point k, Clause 1, Article 10 of Circular 91, Circular 102.	Term deposits, deposit certificates, unsecured loans, contracts, transactions, and capital uses according to Point k, Clause 1, Article 10 of Circular 91, Circular 102.

The outstanding balance is the loan amount, interest and fees.

The value of customer collateral is determined according to Note 3.3.3. In case the customer collateral does not have a market reference price, it is determined according to the Company's internal regulations.

Asset price is determined according to Note 3.2.2

b. Receivables, matured bonds, matured debt instruments. The value of assets with settlement risk is the value of receivables calculated at face value, plus unpaid interest, related costs and minus previously received payments (if any).

c. Receivables, other receivables and contracts, transactions, other uses of capital and other assets with potential settlement risks

For contracts and transactions specified in Point k, Clause 1, Article 10, Circular 91, Circular 102, they are determined as follows:

Settlement risk value = Total value of assets with Settlement risk × 100%

d. Advances with a remaining settlement period of less than 90 days are determined based on the following formula:

Settlement risk value = Potential settlement risk asset value × Settlement risk coefficient.

3.3.3. Deduction of collateral value

The Company shall adjust and deduct the value of collateral assets of partners and customers when determining the value of assets with potential settlement risks in cases where these contracts and transactions fully meet the following conditions:

- Partners and customers have assets to secure their obligations and the assets secured are cash, cash equivalents, valuable papers, transferable instruments on the money market, listed securities, registered for trading on the Vietnam Stock Exchange and its subsidiaries, government bonds, and bonds guaranteed by the Ministry of Finance;
- The company has the right to decide, manage, use and transfer the secured assets in case the partner fails to fulfill the payment obligation in full and on time as agreed in the contracts.

The deductible asset value is determined as follows:

Collateral value = Asset volume x Asset price x (1 – Market risk coefficient)

Asset price is determined according to Note 3.2.2.

3.3.4. Additional settlement risk value

The settlement risk value must be adjusted upward in the following cases:

- Increase by 10% in case the value of deposit contracts, deposit certificates, loans, receivables within maturity, purchase contracts with commitment to resell securities, sale contracts with commitment to repurchase securities, total value of loans to an organization, individual and group of related organizations and individuals (if any), accounts for from over 10% to 15% of Owner's Capital.
- Increase by 20% in case the value of deposit contracts, deposit certificates, loans, receivables within maturity, purchase contracts with commitment to resell securities, sale contracts with commitment to repurchase securities, total value of loans to an organization, individual and group of related organizations and individuals (if any), accounts for from over 15% to 25% of Owner's Capital.
- Increase by 30% in case the value of deposit contracts, deposit certificates, loans, receivables within maturity, purchase contracts with commitment to resell securities, sale contracts with commitment to repurchase securities, total value of loans to an organization, individual and group of related organizations and individuals (if any), or an individual and parties related to that individual (if any), accounts for 25% or more of the Owner's Equity.

3.3.5. Bilateral netting of assets with potential settlement risk

The value of assets with settlement risk is netted bilaterally when:

- Settlement risk related to the same counterparty;
- Settlement risk arises for the same type of transaction;
- The bilateral net offset has been agreed upon in writing by the parties in advance.

3.3.6. In case the partner is completely insolvent

The entire amount of damages calculated according to the Contract value must be reduced from the available.

3.4. Operational risk value

Operational risk value is the value corresponding to the level of loss that may occur due to technical errors, system and business process errors, human errors during operations, or due to lack of business capital arising from expenses, losses from investment activities, or due to other objective reasons.

The Company's operational risk value is determined by 25% of the Company's operating maintenance costs for twelve (12) consecutive months up to the time of calculation, or 20% of the minimum charter capital for the Company's business activities as prescribed by law, whichever is greater.

The Company's operating expenses are determined by the total expenses incurred during the period, minus depreciation expenses, reversal of provisions for impairment of short-term and long-term financial assets and collateral, reversal of provisions for impairment of receivables, reversal of provisions for impairment of other short-term assets, the decrease in revaluation of financial assets recognized through profit/loss ("FVTPL"), interest expense, and the increase in revaluation payable on outstanding warrants recognized as expenses during the year.

4. AVAILABLE CAPITAL CALCULATOR

No.	Contents	Available Capital		
		Available Capital	Deductions	Additions
		(1)	(2)	(3)
A	**Owner's Equity**			
1	Owner's equity excluding redeemable preferred shares (if any)	323.746.000.000		
2	Share capital surplus excluding redeemable preference shares (if any)	-		
3	Treasury stock	(5.715.000.000)		
4	Bond Conversion Option - Capital Component	-		
5	Other owners' equity	-		
6	Difference in fair value valuation of assets	-		
7	Reserve fund for additional charter capital	124.282.981		
8	Financial and operational risk reserve fund	124.282.981		
9	Other equity funds			
10	Retained earnings	16.509.871.084		
11	Asset impairment reserve balance	-		
12	Difference upon fixed asset revaluation	-		
13	Foreign exchange difference	-		
14	Convertible Debts			-
15	The total decrease or increase of securities in the financial investment index		1.206.294.132	-
16	Other capital (if any)	-		
1A	**Total**			**333.583.142.914**
B	**Current assets**			
I	***Financial assets***		***2.891.641.607***	
1	Cash and cash equivalents			
2	Financial assets at fair value through profit or loss (FVTPL)			
	- Securities have potential market risks			
	- Securities are deducted from available capital		-	
3	Held-to-maturity (HTM) investments			
	- Securities have potential market risks			
	- Securities are deducted from available capital		-	
4	Loans			

UP SECURITIES JOINT STOCK COMPANY
NOTES TO THE FINANCIAL SAFETY RATIO REPORT (Continued)
As at December 31st, 2025

No.	Contents	Available Capital		
		Available Capital	Deductions	Additions
		(1)	(2)	(3)
5	Available-for-sale (AFS) financial assets			
	- Securities have potential market risks			
	- Securities are deducted from available capital		-	
6	Provision for impairment of financial assets and collateral			
7	Receivables (Receivables from sale of financial assets; Receivables and accrued dividends and interest from financial assets)			
	- Receivables with remaining payment term of 90 days or less			
	- Receivables with remaining payment term of more than 90 days		-	
	- Receivables Not Yet Due but Counterparty is Unable to Pay		-	
8	Unissued covered warrants			
9	Underlying securities serve the purpose of hedging risks when issuing covered warrants			
10	Receivables for services provided by securities companies			
	- Receivables with remaining payment term of 90 days or less			
	- Receivables with remaining payment term of more than 90 days		-	
	- Receivables Not Yet Due but Counterparty is Unable to Pay		-	
11	Internal receivables			
	- Internal receivables with remaining payment term of 90 days or less			
	- Internal receivables with remaining payment term of more than 90 days		-	
	- Receivables Not Yet Due but Counterparty is Unable to Pay		-	
12	Receivable for securities transaction errors			
	- Receivables with remaining payment term of 90 days or less			
	- Receivables with remaining payment term of more than 90 days		-	
	- Receivables Not Yet Due but Counterparty is Unable to Pay		-	

No.	Contents	Available Capital		
		Available Capital	Deductions	Additions
		(1)	(2)	(3)
	Other receivables			
	- Receivables with remaining payment term of 90 days or less			
13	- Receivables with remaining payment term of more than 90 days		2.891.641.607	
	- Receivables Not Yet Due but Counterparty is Unable to Pay		-	
14	Provision for Impairment of Receivables			
II	***Other current assets***		***2.825.554.739***	
	Advances			
	-Advances with Remaining Settlement Term of 90 Days or Less			
1	-Advances with Remaining Settlement Term of Over 90 Days		-	
	- Advances Not Yet Due but Counterparty is Unable to Pay		-	
2	Office Supplies, Tools and Instruments		-	
3	Short-term Prepaid Expenses		794.090.349	
4	Short-term Deposits, Collaterals and Pledges		-	
5	Deductible Value Added Tax		-	
6	Taxes and Other Receivables from the State		2.031.464.390	
7	Other current assets		-	
8	Provision for Diminution in Value of Other Current Assets		-	
1B	**Total**			**5.717.196.346**
C	**Non-current assets**			
I	***Long-term financial assets***		-	
1	Long-term account receivables		-	
2	Investment			
	Held to maturity investments			
2.1	- Securities Exposing Market Risk			
	- Securities Deducted from Available Capital		-	
2.2	Investments in Subsidiaries		-	
2.3	Other long-term investments		-	
II	***Fixed assets***		***18.249.283.318***	
III	***Investment Property***		-	
IV	***Construction in Progress***		***12.159.840.000***	

No.	Contents	Available Capital		
		Available Capital	Deductions	Additions
		(1)	(2)	(3)
V	***Other non-current assets***		***23.563.265.817***	
1	Long-term Deposits, Collaterals and Pledges		1.622.498.080	
2	Long-term Prepaid Expenses		7.608.378.401	
3	Deferred Tax Assets		260.281.089	
4	Contribution to Settlement Assistance Fund		14.072.108.247	
5	Other Non-Current Assets		-	
VI	***Provision for Impairment of Non-Current Assets***			
	Assets items considered as exclusions, with adverse opinions or disclaimers in audited/reviewed financial statements that are not deducted according to Article 5 regulations.		-	
1C	**Total**			**53.972.389.135**
D	**Deposits**			
1	Value of Deposits			
1.1	Contribution Value to the Settlement Assistance Fund of Vietnam Securities Depository and Clearing Corporation (VSDC)		-	
1.2	Contribution Value to the Clearing Fund of the Central Counterparty for the Clearing Member's Own Open Positions		-	
1.3	Cash Deposits and Bank Payment Guarantees for Issuing Covered Warrants		-	
2	Value of Assets Used to Secure Obligations of the Securities Company and Other Organizations/Individuals (details by counterparty)		-	
1D	**Total**			
AVAILABLE CAPITAL = 1A - 1B - 1C - 1D				**273.893.557.433**

Notes:

Not applicable for the purpose of preparing the Financial Safety Ratio Report.

5. RISK VALUE

5.1. MARKET RISK VALUE

	Investment Categories	Risk Ratio (%)	Risk Exposure	Risk Value
		(1)	(2)	(3) = (1) x (2)
I. Cash and Cash Equivalents, Money Market Instruments				-
1	Cash (VND)	0	19.221.177.937	-
2	Cash equivalents	0	170.327.945.205	-
3	Valuable Papers, Negotiable Instruments on Money Market, Certificates of Deposit	0	-	-
II. Government Bonds				-
4	Zero-Coupon Government Bonds	0	-	-
5	Coupon-Bearing Government Bonds: Government Bonds (including public bonds and previously issued project bonds), Government Bonds of OECD countries or guaranteed by the Government or Central Bank of these countries, Bonds issued by international organizations IBRD, ADB, IADB, AFDB, EIB and EBRD, Local Government Bonds.	3	-	-
III. Listed and Unlisted Bonds of Credit Institutions				**614.578.767**
6	Credit Institution Bonds with Remaining Maturity under 1 year, including convertible bonds	0	-	-
	Credit Institution Bonds with Remaining Maturity from 1 year to under 3 years, including convertible bonds	3	20.485.958.904	614.578.767
	Credit Institution Bonds with Remaining Maturity from 3 years to under 5 years, including convertible bonds	5	-	-
	Credit Institution Bonds with Remaining Maturity from 5 years or more, including convertible bonds	10	-	-
IV. Corporate Bonds				-
7	**Listed Corporate Bonds**			
	Listed Bonds with Remaining Maturity under 1 year, including convertible bonds	0	-	-
	Listed Bonds with Remaining Maturity from 1 year to under 3 years, including convertible bonds	5	-	-
	Listed Bonds with Remaining Maturity from 3 years to under 5 years, including convertible bonds	10	-	-
	Listed Bonds with Remaining Maturity from 5 years or more, including convertible bonds	15	-	-

Investment Categories		Risk Ratio (%)	Risk Exposure	Risk Value
		(1)	(2)	(3) = (1) x (2)
8	**Unlisted Corporate Bonds**			
	Unlisted Bonds issued by Listed Enterprises with Maturity under 01 year, including convertible bonds	5	-	-
	Unlisted Bonds issued by Listed Enterprises with Remaining Maturity from 01 year to under 03 years, including convertible bonds	10	-	-
	Unlisted Bonds issued by Listed Enterprises with Remaining Maturity from 03 years to under 05 years, including convertible bonds	20	-	-
	Unlisted Bonds issued by Listed Enterprises with Remaining Maturity from 05 years or more, including convertible bonds	25	-	-
	Unlisted Bonds issued by Other Enterprises with Remaining Maturity under 01 year, including convertible bonds	15	-	-
	Unlisted Bonds issued by Other Enterprises with Remaining Maturity from 01 year to under 03 years, including convertible bonds	20	-	-
	Unlisted Bonds issued by Other Enterprises with Remaining Maturity from 03 years to under 05 years, including convertible bonds	30	-	-
	Unlisted Bonds issued by Other Enterprises with Remaining Maturity from 05 years or more, including convertible bonds	35	-	-
	List credit rating results for bonds/issuing organizations (details for each bond/issuer): - Specify the credit rating organization, date of rating announcement, and rating level for the bond/issuer.		-	-
V. Stocks				**7.579.850.000**
9	Common Stock, Preferred Stock of Organizations Listed on the Stock Exchange.	10	75.798.500.000	7.579.850.000
10	Common Stock, Preferred Stock of Unlisted Public Companies, Registered for Trading via Upcom System.	20	-	-
11	Common Stock, Preferred Stock of Public Companies Registered for Depository but Not Listed and Not Registered for Trading; Stocks in Initial Public Offering (IPO).	30	-	-

	Investment Categories	Risk Ratio (%)	Risk Exposure	Risk Value
		(1)	(2)	(3) = (1) x (2)
VI. Securities Investment Fund Certificates				-
12	Public Funds, Public Securities Investment Companies	10	-	-
13	Member Funds	50		
14	Private Securities Investment Companies	30	-	-
VII. Securities under Warning, Control, Trading Restriction, Suspension, Delisting, Trading Cancellation				-
15	Securities under Warning	35	-	-
16	Securities under Control	40	-	-
17	Securities Suspended, Trading Restricted	60	-	-
18	Securities with Trading Suspended	70	-	-
19	Securities Delisted, Trading Cancelled	80	-	-
VIII. Derivative Securities				-
20	Stock Index Futures Contracts	8	-	-
21	Government Bond Futures Contracts	3	-	-
IX. Other Securities				-
22	Stocks Listed on Foreign Markets belonging to Standard Indices/Indices listed in Appendix VIII	25	-	-
23	Stocks Listed on Foreign Markets not belonging to Standard Indices/Indices listed in Appendix VIII	100	-	-
24	Covered Warrants Listed on Ho Chi Minh Stock Exchange	8	-	-
25	Arbitrage Transactions	2	-	-
26	Shares, Capital Contribution Portions and Other Securities and Other Investment Assets	80	-	-
27	Covered Warrants Issued by Securities Company		-	-
	Calculation Method: Market Risk Value = Max{((Po x Qo/k - P1 x Q1) x R - MD),0}			
28	Securities Formed from Hedging Activities for Covered Warrants Issued by Securities Company (case where Covered Warrants have no profit)		-	-
29	Positive Difference between Value of Underlying Securities Used for Hedging and Value of Underlying Securities Required for Hedging Covered Warrants		-	-

Investment Categories	Risk Ratio (%)	Risk Exposure	Risk Value
	(1)	(2)	(3) = (1) x (2)
X. Additional Risk (if any) (determined on the basis of equity capital with all provisions fully set aside)			**437.900.000**
Stock Code	**Additional Level**	**Risk Exposure**	**Risk Value**
STB	10	4.379.000.000	437.900.000
A. TOTAL MARKET RISK VALUE			**8.632.328.767**

5.2. Settlement risk value

	Risk value
Pre-settlement Risk (Note 1)	34.471.812.388
Overdue Settlement Risk (Note 2)	-
Risk from Advances, Contracts, and Other Transactions (Note 3)	360.000
Additional Risk (Note 4)	9.775.899.121
Total Settlement Risk Value	**44.248.071.509**

5.2.1. Pre-settlement Risk

Risk Coefficient		Risk Value (VND)						Total Risk Value
		0%	0,8%	3,2%	4,8%	6%	8%	
Transaction Type		(1)	(2)	(3)	(4)	(5)	(6)	
1	Term deposits, unsecured loans, receivables from trading activities and securities business operations, and other items with potential settlement risk	-	-	-	-	33.790.390.677	681.421.711	34.471.812.388
2	Lending Financial Assets of the same nature	-	-	-	-	-	-	-
3	Borrowing Financial Assets of the same nature	-	-	-	-	-	-	-
4	Asset Purchase Agreements with Commitment to Resell of the same nature	-	-	-	-	-	-	-
5	Asset Sale Agreements with Commitment to Repurchase of the same nature	-	-	-	-	-	-	-
TOTAL PRE-SETTLEMENT RISK								34.471.812.388

Details of settlement risk coefficients by counterparty are determined as follows:

No.	Counterparty for the Company	Settlement Risk Coefficient
(1)	Government, issuers guaranteed by the Government, Governments and Central Banks of OECD countries; Provincial People's Committees.	0%
(2)	Stock Exchange, Vietnam Securities Depository and Clearing Corporation (VSDC)	0,8%
(3)	Credit institutions, financial organizations, securities trading organizations established in OECD countries with credit ratings meeting other conditions according to the internal regulations of the securities trading organization	3,2%
(4)	Credit institutions, financial organizations, securities trading organizations established outside OECD countries; or established in OECD countries but not meeting other conditions according to the Company's internal	4,8%
(5)	Credit institutions, financial organizations, securities trading organizations, securities investment funds, securities investment companies established and operating in Vietnam	6%
(6)	Other organizations, individuals	8%

5.2.2. Overdue settlement risk

No.	Overdue Period	Risk Coefficient (%)	Risk Exposure	Risk Value
1	From 0 to 15 days after securities settlement/delivery deadline	16	-	-
2	From 16 to 30 days after securities settlement/delivery deadline	32	-	-
3	From 31 to 60 days after securities settlement/delivery deadline	48	-	-
4	From 60 days or more after securities settlement/delivery deadline	100	-	-
TOTAL OVERDUE SETTLEMENT RISK				-

5.2.3. Risks from advances, contracts, other transactions

No	Overdue period	Risk coefficient (%)	Risk exposure	Risk value
1	Contracts, transactions and capital utilization items other than those specified in Points a, b, c, d, đ, e and g, Clause 1, Article 10; repurchase or reverse repurchase agreements for securities or other contracts of a similar nature, except for those specified in Points c and d, Clause 1, Article 10; receivables arising from debt trading transactions with counterparties other than the Vietnam Asset Management Company of credit institutions (VAMC) and the Debt and Asset Trading Corporation (DATC).	100	-	-
	- Contracts or agreements for deposits to purchase real estate and other economic agreements of a similar nature (detailed by each counterparty)	150	-	-
	- Loans and other receivables from customers not specified in Points đ and g, Clause 1, Article 10 (detailed by each counterparty)	150	-	-
	- Other contracts and transactions (detailed by each counterparty)	100	-	-
	- Advances (detailed by each counterparty):		-	-
	+ Representing from 0% to 2% of equity at the calculation date	8	4.500.000	360.000
	+ Representing over 2% to less than 5% of equity at the calculation date	50	-	-
	+ Representing 5% or more of equity at the calculation date	100	-	-
	TOTAL RISK ARISING FROM ADVANCES AND OTHER CONTRACTS AND TRANSACTIONS			**360.000**

5.2.4. Additional risk

No.	Details by loan, by counterparty	Additional Rate	Risk Exposure	Risk Value
1	Vietnam Joint Stock Commercial Bank for Investment and Development - BIDV	30,00%	17.610.481.644	5.283.144.493
2	Fortune Vietnam Joint Stock	30,00%	14.975.848.759	4.492.754.628
TOTAL ADDITIONAL RISK				**9.775.899.121**

5.3. Operational risk value

	Item	Value
I	Total operating expenses incurred within 12 months up to December 31, 2025	157.211.549.926
II	Deductions from total expenses (Note 1)	49.238.260.384
	1. Depreciation expenses	2.276.309.700
	2. Expenses or reversal of provision for impairment of financial assets and pledged assets	-
	3. Expenses or reversal of provision for impairment of long-term financial assets	-
	4. Expenses or reversal of provision for impairment of receivables	-
	5. Expenses or reversal of provision for impairment of other current assets	-
	6. Expenses for decrease in revaluation of financial assets at FVTPL	16.363.762.053
	7. Interest expenses	30.598.188.631
	8. Expenses for difference due to revaluation of outstanding warrants payable	-
	9. Expenses or income from unrealized foreign exchange differences	-
	10. Financial expenses and other non-cash expenses in the Company's business operations	-
III	Total expenses after deductions (III=I-II)	107.973.289.542
IV	25% of Total expenses after deductions (IV=25%III)	26.993.322.386
V	20% of Legal Capital of the Securities Trading	50.000.000.000
TOTAL OPERATIONAL RISK VALUE (Max{IV,V})		**50.000.000.000**

Chief Accountant
Hoang Thi Mai Huong

Head of Internal Control Department
Nguyen Thuy Trang

General Director
Tran Van Chien
Hanoi, February 27th, 2026