Công ty Cổ Phần Chứng Khoán KAFI
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KAFI Securities Corporation

Interim financial statements for the third quarter of 2026

For the period from 01 July 2026 to 30 September 2026

KAFI Securities Corporation

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KAFI Securities Corporation

SEPARATE STATEMENT OF FINANCIAL POSITION
as at 30 September 2026

B01a-CTCK

Code	ITEMS	Notes	Ending balance VND	Beginning balance VND
100	**A. CURRENT ASSETS**		**26,120,102,305,555**	**25,992,032,234,478**
110	***I. Financial assets***		***26,077,695,651,936***	***25,974,666,561,336***
111	1. Cash and cash equivalents		470,946,191,271	1,624,954,167,444
111.1	*1.1 Cash*	5	*470,946,191,271*	*1,624,954,167,444*
112	2. Financial assets at fair value through profit or loss ("FVTPL")	7.1	9,595,600,633,412	8,100,190,750,958
114	3. Loans	7.3	12,335,981,958,714	10,882,871,508,602
115	4. Available-for-sale financial assets ("AFS")	7.2	3,399,244,389,004	5,090,727,755,954
117	5. Receivables		242,604,804,825	254,083,810,610
117.1	*5.1 Receivables from sale of financial assets*	*8*	*7,299,226,000*	*64,073,999,000*
117.2	*5.2. Dividends and interest receivable and accrued*	*8*	*235,305,578,825*	*190,009,811,610*
117.3	*5.2.1. Dividends and interest receivable when due*		*16,700,000*	-
117.4	*5.2.2. Dividends and interest accrued but not yet due*		*235,288,878,825*	*190,009,811,610*
118	6. Prepayments to suppliers	8	1,885,283,119	6,116,984,128
119	7. Receivables from securities services provided	8	1,888,074,484	1,320,630,920
122	8. Other receivables	8	29,544,317,107	14,400,952,720
130	***II. Other current assets***		***42,406,653,619***	***17,365,673,142***
131	1. Advances		17,167,770,628	5,331,549,347
133	2. Short-term prepaid expenses	9	25,238,882,991	11,792,117,795
134	3. Short-term pledges, mortgages, deposits and collaterals		-	240,000,000
137	4. Other current assets	10	-	2,006,000
200	**B. LONG-TERM ASSETS**		**125,541,209,698**	**139,435,622,108**
220	***I. Fixed assets***		***63,322,339,386***	***64,598,064,753***
221	1. Tangible fixed assets	11	31,935,432,992	33,308,201,019
222	*1.1 Cost*		*53,349,803,853*	*48,685,848,658*
223a	*1.2 Accumulated depreciation*		*(21,414,370,861)*	*(15,377,647,639)*
227	2. Intangible fixed assets	12	31,386,906,394	31,289,863,734
228	*2.1 Cost*		*57,857,163,571*	*51,639,013,571*
229a	*2.2 Accumulated amortization*		*(26,470,257,177)*	*(20,349,149,837)*
240	***II. Construction in progress***	***13***	***8,115,808,693***	***5,271,631,327***
250	***III. Other long-term assets***		***54,103,061,619***	***69,565,926,028***
251	1. Long-term pledges, mortgages, deposits and collaterals	14	12,306,564,697	9,975,943,897
252	2. Long-term prepaid expenses	9	22,496,790,230	25,008,172,466
253	3. Deferred tax assets	23	-	17,782,102,973
254	4. Payment to the Settlement Support Fund	15	9,299,706,692	6,799,706,692
255	5. Other long-term assets	16	10,000,000,000	10,000,000,000
270	**TOTAL ASSETS**		**26,245,643,515,253**	**26,131,467,856,586**

SEPARATE STATEMENT OF FINANCIAL POSITION (continued) B01a-CTCK
as at 30 September 2026

Code	ITEMS	Notes	Ending balance VND	Beginning balance VND
300	**C. LIABILITIES**		**17,871,546,716,869**	**18,259,857,403,272**
310	***I. Current liabilities***		***17,814,276,794,471***	***18,259,857,403,272***
311	1. Short-term loans and financial lease liabilities	17	17,521,239,381,333	17,537,559,278,719
312	*1.1 Short-term loans*		*17,521,239,381,333*	*17,537,559,278,719*
318	2. Payables for securities trading activities	18	32,413,684,223	33,935,235,296
320	3. Short-term trade payables	19	6,960,366,191	369,005,638,840
322	4. Taxes and amounts payable to the State	20	63,628,913,601	124,094,113,377
323	5. Payables to employees		15,402,492,669	5,614,710
324	6. Employee welfare payables		615,538,750	485,658,750
325	7. Short-term accrued expenses	21	72,739,126,428	60,560,869,868
329	8. Other short-term payables	22	101,277,291,276	134,210,993,712
340	***II. Long-term liabilities***		***57,269,922,398***	-
356	1. Deferred tax liabilities payable	23	57,269,922,398	-
400	**D. OWNERS' EQUITY**		**8,374,096,798,384**	**7,871,610,453,314**
410	***I. Owners' equity***	***24.2***	***8,374,096,798,384***	***7,871,610,453,314***
411	1. Owners' invested capital		7,500,000,000,000	7,500,000,000,000
411.1	*1.1 Contributed capital*		*7,500,000,000,000*	*7,500,000,000,000*
411.1a	*1.1.1 Ordinary shares*		*7,500,000,000,000*	*7,500,000,000,000*
412	2. Difference upon revaluation of assets at fair value		30,294,869,415	(40,809,656,417)
417	3. Undistributed earnings	24.1	843,801,928,969	412,420,109,731
417.1	*3.1 Realized profit after tax*		*645,875,494,155*	*447,338,892,709*
417.2	*3.2 Unrealized profit/(loss)*		*197,926,434,814*	*(34,918,782,978)*
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**26,245,643,515,253**	**26,131,467,856,586**

SEPARATE STATEMENT OF FINANCIAL POSITION (continued) B01a-CTCK
as at 30 September 2026

OFF-BALANCE SHEET ITEMS

Code	*ITEMS*	*Notes*	*Ending balance VND*	*Beginning balance VND*
	A. ASSETS OF THE SECURITIES COMPANY (SC) AND ASSETS MANAGED UNDER COMMITMENTS			
004	1. Bad debts written off		9,436,323,322	9,436,323,322
005	2. Foreign currencies of all types (original currency)		1,521.87	3,468.11
006	3. Shares outstanding (shares)	24.2	750,000,000	750,000,000
008	4. Financial assets listed/registered for trading at the Vietnam Securities Depository and Clearing Corporation ("VSDC") of the SC	25.1	4,601,939,460,000	5,115,821,320,000
	4.1 Financial assets available for trading, freely transferable		*2,222,042,850,000*	*2,776,277,200,000*
	4.2 Financial assets pledged for trading		*1,714,000,000,000*	*1,874,000,000,000*
	4.3 Financial assets blocked or held in custody		*663,000,000,000*	*463,000,000,000*
	4.4 Financial assets pending settlement		*2,896,610,000*	*2,544,120,000*
009	5. Financial assets deposited at VSDC and not yet traded by the SC	25.2	364,430,000	-
	5.1 Financial assets deposited at the Vietnam Securities Depository and Clearing Corporation and not yet traded, freely transferable		*364,430,000*	-
010	6. Financial assets pending receipt by the SC	25.3	1,725,700,000	283,163,500,000
012	7. Financial assets not yet deposited at VSDC by the SC		8,819,969,600,000	7,104,887,000,000
013	8. Financial assets entitled to the rights of the securities company		238,000,000	-
014	9. Covered warrants permitted to be issued but not yet outstanding (units)		114,063,900	61,885,000
	B. ASSETS AND PAYABLES RELATING TO ASSETS MANAGED UNDER COMMITMENTS WITH CUSTOMERS			
021	1. Financial assets listed/registered for trading at VSDC of Investors	25.4	30,384,440,591,488	16,870,577,092,000
021.1	*a. Financial assets available for trading, freely transferable*		*25,640,519,021,488*	*15,884,568,702,000*
021.2	*b. Financial assets with restricted transferability*		*51,925,850,000*	*116,548,050,000*
021.3	*c. Financial assets pledged for trading*		*1,465,771,900,000*	*741,771,900,000*
021.4	*d. Financial assets blocked or held in custody*		*3,048,057,900,000*	*48,057,900,000*
021.5	*e. Financial assets pending settlement*		*178,165,920,000*	*79,630,540,000*

SEPARATE STATEMENT OF FINANCIAL POSITION (continued) B01a-CTCK
as at 30 September 2026

OFF-BALANCE SHEET ITEMS (continued)

Code	ITEMS	Notes	Ending balance VND	Beginning balance VND
	B. ASSETS AND PAYABLES RELATING TO ASSETS MANAGED UNDER COMMITMENTS WITH CUSTOMERS (continued)			
022	2. Financial assets deposited at VSDC and not yet traded by Investors	25.5	97,065,960,000	52,478,640,000
022.1	*a. Financial assets deposited at VSDC and not yet traded, freely transferable*		*92,192,060,000*	*51,528,640,000*
022.2	*b. Financial assets deposited at VSDC and not yet traded, with restricted transferability*		*4,856,700,000*	*950,000,000*
022.3	*c. Financial assets deposited at VSDC and not yet traded, blocked or held in custody*		*17,200,000*	-
023	3. Financial assets pending receipt by Investors	25.6	192,781,800,000	161,810,380,000
025	4. Financial assets entitled to Investors	25.7	72,896,200,000	34,952,580,000
026	5. Investors' deposits	25.8	425,181,640,691	647,803,424,804
	5.1 Investors' deposits for securities trading under the method managed by the SC		*402,245,599,077*	*629,288,205,360*
	5.2 Investors' margin deposits at VSDC		*22,936,041,614*	*18,515,219,444*
030	6. Deposits from Securities Issuers		-	-
031	7. Payables to Investors for trading deposits under the method managed by the SC	25.9	425,181,640,691	647,803,424,804
031.1	*7.1 Payables to domestic Investors for trading deposits under the method managed by the SC*		*422,428,710,062*	*645,141,879,128*
031.2	*7.2 Payables to foreign Investors for trading deposits under the method managed by the SC*		*2,752,930,629*	*2,661,545,676*

Ms. Phan Thi Kim Hue	Ms. Nguyen Thi Thu Nhi	Mr. Tran Nhat Tien	Mr. Trinh Thanh Can
Preparer	Chief Accountant	Chief Financial Officer	General Director

Ho Chi Minh City, Vietnam
Date 16 October 2026

KAFI Securities Corporation

SEPARATE INCOME STATEMENT
for the financial period ended 30 September 2026

B02a-CTCK

Code	ITEMS	Notes	Quarter 3		Cumulative from the beginning of the year to the end of Quarter 3	
			2026 VND	2025 VND	2026 VND	2025 VND
	I. OPERATING REVENUE					
01	1. Gains from financial assets at fair value through profit or loss ("FVTPL")		580,757,320,018	567,897,202,888	1,835,694,239,868	1,167,607,905,604
01.1	*1.1 Realized gains from sale of FVTPL financial assets*	*26.1*	*217,558,173,674*	*390,465,128,910*	*728,968,106,400*	*683,625,861,598*
01.2	*1.2 Unrealized gains from revaluation of FVTPL financial assets*	*26.2*	*162,865,567,679*	*58,218,490,463*	*504,745,697,131*	*161,256,272,476*
01.3	*1.3 Dividends and interest income arising from FVTPL financial assets*	*26.4*	*182,467,027,446*	*119,213,583,515*	*559,371,631,574*	*322,725,771,530*
01.4	*1.4 Decrease from revaluation of payables for outstanding covered warrants*	*26.3*	*17,866,551,219*	-	*42,608,804,763*	-
03	2. Interest income from loans and receivables	26.4	315,208,674,164	207,462,894,357	862,814,411,297	513,054,676,230
04	3. Income from available-for-sale financial assets ("AFS")		55,719,788,854	19,252,098,419	196,649,442,305	47,928,560,886
06	4. Revenue from securities brokerage activities		26,850,306,211	58,175,522,493	103,458,073,277	112,618,990,307
09	5. Revenue from securities depository activities		1,777,344,930	1,418,986,703	4,618,147,245	3,727,161,267
10	6. Revenue from financial advisory activities		481,818,182	390,000,000	781,818,182	390,000,000
11	7. Other operating income		186,438,367	187,639,654	651,373,442	772,542,069
20	**Total operating revenue**		**980,981,690,726**	**854,784,344,514**	**3,004,667,505,616**	**1,846,099,836,363**
	II. OPERATING EXPENSES					
21	1. Losses from financial assets at fair value through profit or loss ("FVTPL")		(351,632,526,560)	(315,278,499,374)	(998,655,916,688)	(669,511,754,526)
21.1	*1.1 Realized losses from sale of FVTPL financial assets*	*26.1*	*(228,058,729,328)*	*(202,723,264,401)*	*(738,418,686,580)*	*(435,715,219,293)*
21.2	*1.2 Unrealized losses from revaluation of FVTPL financial assets*	*26.2*	*(112,379,345,322)*	*(112,280,051,243)*	*(227,616,655,460)*	*(233,231,996,951)*
21.3	*1.3 Transaction costs on purchase of FVTPL financial assets*		*(1,403,826,178)*	*(275,183,730)*	*(3,004,231,915)*	*(564,538,282)*

SEPARATE INCOME STATEMENT (continued)
for the financial period ended 30 September 2026

B02a-CTCK

Code	ITEMS	Notes	Quarter 3		Cumulative from the beginning of the year to the end of Quarter 3	
			2026 VND	2025 VND	2026 VND	2025 VND
21.4	*1.4. Increase from revaluation of payables for outstanding covered warrants*	*26.3*	*(9,790,625,732)*	-	*(29,616,342,733)*	-
23	2. Losses and recognition of fair value revaluation differences of available-for-sale financial assets (AFS) upon reclassification		(827,847,078)	-	(96,670,421,176)	(5,492,776,258)
24	3. Provision expenses for financial assets, write-off of losses on bad debts and impairment losses on financial assets and borrowing costs on loans		(26,651,644,921)	(13,961,644)	(86,135,685,369)	(37,673,545,133)
26	4. Proprietary trading expenses	27	(8,572,358,311)	(10,755,985,343)	(28,797,848,655)	(17,415,906,870)
27	5. Securities brokerage expenses	28	(16,913,339,525)	(61,626,129,560)	(110,314,241,860)	(135,478,004,976)
30	6. Depository expenses	29	(3,732,709,557)	(3,088,521,017)	(11,040,837,654)	(6,466,316,872)
40	**Total operating expenses**		**(408,330,425,952)**	**(390,763,096,938)**	**(1,331,614,951,402)**	**(872,038,304,635)**
	III. FINANCIAL INCOME	**30**				
41	1. Realized and unrealized foreign exchange gains		9,511,653,633	7,017,262,345	20,841,947,978	16,228,368,389
42	2. Revenue and accrued dividends, interest on non-term deposits		959,923,807	2,417,022,180	3,831,860,888	4,729,130,053
44	3. Other investment income		29,568,868,547	678,649,782	44,625,073,491	678,649,782
50	**Total financial income**		**40,040,445,987**	**10,112,934,307**	**69,298,882,357**	**21,636,148,224**
	IV. FINANCIAL EXPENSES	**31**				
51	1. Realized and unrealized foreign exchange losses		(1,592,926,252)	(6,226,497,390)	(14,184,124,010)	(15,037,257,121)
52	2. Interest expense		(319,370,138,237)	(223,304,098,707)	(897,578,463,844)	(521,655,232,934)
55	3. Other financial expenses		(29,866,235,593)	(6,976,408)	(57,123,896,410)	(6,976,408)
60	**Total financial expenses**		**(350,829,300,082)**	**(229,537,572,505)**	**(968,886,484,264)**	**(536,699,466,463)**

SEPARATE INCOME STATEMENT (continued)
for the financial period ended 30 September 2026

B02a-CTCK

Code	ITEMS	Notes	Quarter 3		Cumulative from the beginning of the year to the end of Quarter 3	
			2026 VND	2025 VND	2026 VND	2025 VND
62	**MANAGEMENT EXPENSES**	**32**	**(90,611,193,560)**	**(47,952,342,161)**	**(232,499,429,373)**	**(117,409,575,756)**
70	**OPERATING RESULT**		**171,251,217,119**	**196,644,267,217**	**540,965,522,934**	**341,588,637,733**
	OTHER INCOME AND OTHER EXPENSES					
71	1. Other income		-	2,081,818	-	9,894,818
72	2. Other expenses		(21,118,925)	(51,300)	(77,658,444)	(10,588,935)
80	**Total other operating result**		**(21,118,925)**	**2,030,518**	**(77,658,444)**	**(694,117)**
90	**TOTAL ACCOUNTING PROFIT BEFORE TAX**		**171,230,098,194**	**196,646,297,735**	**540,887,864,490**	**341,587,943,616**
91	1. Realized profit		112,667,950,350	250,707,858,515	250,766,360,789	413,563,668,091
92	2. Unrealized profit/(loss)		58,562,147,844	(54,061,560,780)	290,121,503,701	(71,975,724,475)
100	**CORPORATE INCOME TAX ("CIT") EXPENSE**	**33**	**(34,423,423,745)**	**(39,328,840,681)**	**(109,506,045,252)**	**(68,474,606,617)**
100.1	1. Current CIT expense		(22,710,994,177)	(50,318,767,772)	(52,230,151,339)	(83,050,441,472)
100.2	2. Deferred CIT income/(expense)		(11,712,429,568)	10,989,927,091	(57,275,893,913)	14,575,834,855
200	**NET ACCOUNTING PROFIT AFTER CIT**		**136,806,674,449**	**157,317,457,054**	**431,381,819,238**	**273,113,336,999**
300	**OTHER COMPREHENSIVE INCOME/(LOSS) AFTER CIT**	**34**	**(614,505,854)**	**6,715,052,384**	**71,104,525,832**	**(11,331,959,118)**
301	1. Gain/(loss) from revaluation of available-for-sale financial assets		(614,505,854)	6,715,052,384	71,104,525,832	(11,331,959,118)
304	2. Other comprehensive income/(loss)		-	-	-	-
400	**Total comprehensive income**		**(614,505,854)**	**6,715,052,384**	**71,104,525,832**	**(11,331,959,118)**
500	**NET EARNINGS PER ORDINARY SHARE**					

SEPARATE INCOME STATEMENT (continued)
for the financial period ended 30 September 2026

B02a-CTCK

Code	*ITEMS*	*Notes*	*Quarter 3*		*Cumulative from the beginning of the year to the end of Quarter 3*	
			2026 VND	*2025 VND*	*2026 VND*	*2025 VND*
501	1. Basic earnings per share (VND/share)	35	182	282	575	524
502	2. Diluted earnings per share (VND/share)	35	182	282	575	524

Ms. Phan Thi Kim Hue Preparer	Ms. Nguyen Thi Thu Nhi Chief Accountant	Mr. Tran Nhat Tien Chief Financial Officer	Mr. Trinh Thanh Can General Director

S.G.P: 64 - C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN KAFI
P. SÀI GÒN - T.P HỒ CHÍ MINH

Ho Chi Minh City, Vietnam

Date 16 October 2026

KAFI Securities Corporation

SEPARATE CASH FLOW STATEMENT
for the financial period ended 30 September 2026

B03b-CTCK

Code	ITEMS	Notes	Cumulative from the beginning of the year to the end of Quarter 3	
			2026 VND	2025 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**1. Profit before CIT**		**540,887,864,490**	**341,587,943,616**
02	**2. Adjustments for**		**909,736,686,402**	**530,867,187,676**
03	- Depreciation of fixed assets		12,157,830,562	8,308,504,940
05	- Unrealized foreign exchange (gain)/loss		391,996	903,449,802
06	- Interest expense		897,578,463,844	521,655,232,934
10	**3. Increase in non-cash expenses**		**324,287,076,636**	**238,724,773,209**
11	- Loss from revaluation of financial assets at fair value through profit or loss (FVTPL)	26.2	227,616,655,460	233,231,996,951
14	- Loss on recognition of fair value revaluation differences of available-for-sale financial assets (AFS) upon reclassification		96,670,421,176	5,492,776,258
18	**4. Decrease in non-cash revenue**		**(504,745,697,131)**	**(161,256,272,476)**
19	- Gain from revaluation of financial assets at fair value through profit or loss (FVTPL)	26.2	(504,745,697,131)	(161,256,272,476)
30	**5. Operating profit before changes in working capital**		**(2,394,127,726,623)**	**(8,621,198,784,219)**
31	- Decrease/(increase) in FVTPL financial assets		(1,314,951,261,959)	1,272,684,246,597
33	- Decrease/(increase) in loans		(1,453,110,450,112)	(5,740,802,477,387)
34	- Decrease/(increase) in AFS financial assets		1,780,364,024,240	(2,939,662,794,795)
35	- (Increase)/decrease in receivables from sale of financial assets		56,774,773,000	(431,966,366,000)
36	- (Increase)/decrease in dividends and interest receivable and accrued on financial assets		(45,295,767,215)	(57,815,521,653)
37	- (Increase)/decrease in receivables from securities services provided by the SC		(567,443,564)	(408,448,466)
39	- (Increase)/decrease in other receivables		(15,143,364,387)	(1,384,530,414)
40	- (Increase)/decrease in other assets		(16,425,228,077)	(91,997,297,428)
41	- Increase/(decrease) in accrued expenses (excluding interest expense)		12,178,256,560	(1,348,362,169)
42	- (Increase)/decrease in prepaid expenses		(10,935,382,960)	(6,113,469,405)
43	- CIT paid	20	(109,190,077,259)	(61,035,888,294)
44	- Interest paid		(897,578,463,844)	(521,655,232,934)
45	- Increase/(decrease) in trade payables		(357,813,571,640)	357,116,679,664

SEPARATE CASH FLOW STATEMENT (continued) B03b-CTCK
for the financial period ended 30 September 2026

Code	*ITEMS*	*Notes*	*Cumulative from the beginning of the year to the end of Quarter 3*	
			2026	*2025*
			VND	*VND*
46	- Increase/(decrease) in employee welfare payables		129,880,000	513,220,000
47	- Increase/(decrease) in taxes and amounts payable to the State (excluding CIT paid)		(3,505,273,856)	4,806,345,524
48	- Increase/(decrease) payables to employees		15,396,877,959	(7,917,027,776)
50	- Increase/(decrease) other payables		(34,455,253,509)	(393,971,859,283)
52	- Other cash payments for operating activities		-	(240,000,000)
60	**Net cash flows used in operating activities**		**(1,123,961,796,226)**	**(7,671,275,152,194)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
61	1. Payments for purchase and construction of fixed assets, investment properties and other assets		(13,726,282,561)	(31,986,380,083)
70	**Net cash flows used in investing activities**		**(13,726,282,561)**	**(31,986,380,083)**
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
71	1. Proceeds from issuance of shares and receipt of owners' contributed capital		-	2,500,000,000,000
73	2. Proceeds from borrowings		274,152,412,806,329	202,248,262,588,006
73.2	*2.1 Proceeds from other borrowings*		*274,152,412,806,329*	*202,248,262,588,006*
74	3. Repayments of borrowings		(274,168,732,703,715)	(196,268,035,050,215)
74.3	*3.1 Repayments of other borrowings*		*(274,168,732,703,715)*	*(196,268,035,050,215)*
76	4. Dividends and profits paid to owners		-	(225,000,000,000)
80	**Net cash flows from financing activities**		**(16,319,897,386)**	**8,255,227,537,791**
90	**NET CASH FLOWS DURING THE PERIOD**		**(1,154,007,976,173)**	**551,966,005,514**
101	**CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR**	**5**	**1,624,954,167,444**	**943,853,805,739**
101.1	1. Cash		1,624,954,167,444	943,853,805,739
103	**CASH AND CASH EQUIVALENTS AT END OF PERIOD**	**5**	**470,946,191,271**	**1,495,819,811,253**
103.1	1. Cash		470,946,191,271	1,495,819,811,253

CASH FLOWS FROM BROKERAGE AND CUSTODIAN ACTIVITIES ON BEHALF OF CUSTOMERS

Code	ITEMS	Notes	Cumulative from the beginning of the year to the end of Quarter 3	
			2026 VND	2025 VND
	I. Cash flows from brokerage and trust activities of the customers			
01	1. Cash receipts from disposal of brokerage securities of customers		44,733,635,413,424	44,673,598,523,350
02	2. Cash payments for acquisition of brokerage securities of customers		(46,239,549,296,677)	(51,234,661,168,799)
07	3. Cash receipts for settlement of securities transactions of customers		59,954,765,701,409	63,992,136,154,653
	3.1 Investors' margin deposits at VSDC		*4,420,822,170*	*2,862,358,550*
08	4. Cash payments for securities transactions of customers		(59,825,799,113,052)	(56,983,764,390,193)
11	5. Cash payments for securities custodian fee of customers		(3,830,703,242)	(3,318,712,801)
13	6. Payments for securities trading errors		(500,000)	-
14	7. Cash receipts from securities issuers		1,158,156,714,025	688,299,394,235
20	**Net increase in cash during the period**		**(222,621,784,113)**	**1,132,289,800,445**
30	**II. Customers' cash and cash equivalents at beginning of year**	**25.8**	**647,803,424,804**	**355,350,735,855**
31	Bank deposits at beginning of year:		647,803,424,804	355,350,735,855
32	*- Investors' deposits for securities trading under the method managed by the SC*		*647,803,424,804*	*355,350,735,855*
	Of which: Investors' margin deposits at VSDC		*18,515,219,444*	-
40	**III. Customers' cash and cash equivalents at end of period**	**25.8**	**425,181,640,691**	**1,487,640,536,300**
41	Bank deposits at end of period:		425,181,640,691	1,487,640,536,300
42	*- Investors' deposits managed by the Company for securities trading activities*		*425,181,640,691*	*1,487,640,536,300*
	Of which: Investors' margin deposits at VSDC		*22,936,041,614*	*2,862,358,550*

Ms. Phan Thi Kim Hue	Ms. Nguyen Thi Thu Nhi	Mr. Tran Nhat Tien	Mr. Trinh Thanh Can
Preparer	Chief Accountant	Chief Financial Officer	General Director

Ho Chi Minh City, Vietnam

Date 16 October 2026

KAFI Securities Corporation

SEPARATE STATEMENT OF CHANGES IN OWNERS' EQUITY
for the financial period ended 30 September 2026

B04a-CTCK

ITEMS	Notes	Beginning balance		Increase/(decrease)				Ending balance	
				Prior period		This period			
		Date 1 January 2025 VND	Date 1 January 2026 VND	Increase VND	Decrease VND	Increase VND	Decrease VND	Date 30 September 2025 VND	Date 30 September 2026 VND
I. CHANGES IN OWNERS' EQUITY									
1. Owners' invested capital		5,000,000,000,000	7,500,000,000,000	2,500,000,000,000	-	-	-	7,500,000,000,000	7,500,000,000,000
1.1 Ordinary shares		*5,000,000,000,000*	*7,500,000,000,000*	*2,500,000,000,000*	-	-	-	*7,500,000,000,000*	*7,500,000,000,000*
2. Difference upon revaluation of assets at fair value		(904,164,384)	(40,809,656,417)	51,572,582,844	(62,904,541,962)	292,881,849,314	(221,777,323,482)	(12,236,123,502)	30,294,869,415
3. Undistributed earnings		272,737,108,591	412,420,109,731	273,113,336,999	(225,000,000,000)	431,381,819,238	-	320,850,445,590	843,801,928,969
- *Realized profit*		*242,522,098,688*	*447,338,892,709*	*331,416,676,421*	*(225,000,000,000)*	*198,536,601,446*	-	*348,938,775,109*	*645,875,494,155*
- *Unrealized profit*		*30,215,009,903*	*(34,918,782,978)*	*(58,303,339,422)*	-	*232,845,217,792*	-	*(28,088,329,519)*	*197,926,434,814*
TOTAL	**24**	**5,271,832,944,207**	**7,871,610,453,314**	**2,824,685,919,843**	**(287,904,541,962)**	**724,263,668,552**	**(221,777,323,482)**	**7,808,614,322,088**	**8,374,096,798,384**
II. OTHER COMPREHENSIVE INCOME									
1. Gain/(Loss) from revaluation of AFS financial assets		(904,164,384)	(40,809,656,417)	51,572,582,844	(62,904,541,962)	292,881,849,314	(221,777,323,482)	(12,236,123,502)	30,294,869,415
TOTAL	**34**	**(904,164,384)**	**(40,809,656,417)**	**51,572,582,844**	**(62,904,541,962)**	**292,881,849,314**	**(221,777,323,482)**	**(12,236,123,502)**	**30,294,869,415**

Ms. Phan Thi Kim Hue
Preparer

Ms. Nguyen Thi Thu Nhi
Chief Accountant

Mr. Tran Nhat Tien
Chief Financial Officer

CÔNG TY CỔ PHẦN CHỨNG KHOÁN KAFI

Mr. Trinh Thanh Can
General Director

Ho Chi Minh City, Vietnam

Date 16 October 2026

1. CORPORATE INFORMATION

KAFI Securities Corporation ("the Company") is a joint stock company established in Vietnam under the Business Registration Certificate No. 0304763613 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on 29 December 2006 and amended for the 20th time on 25 May 2026. The Company was granted the Establishment and Operation License No. 51/UBCK-GPHĐKD dated 29 December 2006 by the State Securities Commission ("SSC") and has been re-issued under the latest amended License No. 55/GPĐC-UBCK dated 15 May 2026.

The Company's primary activities during the period are securities brokerage, securities investment consulting, securities proprietary trading, underwriting for securities issues. In addition to these securities trading operations, the Company is permitted to provide financial services in accordance with the provisions of the Law on Securities and other relevant laws.

The Company's Head Office is located at Room 1403, 14th Floor, Sailing Tower Building, 111A Pasteur Street, Sai Gon Ward, Ho Chi Minh City, Vietnam. As at 30 September 2026, the Company has one (1) branch located in Hanoi.

The number of the Company's employees as at 30 September 2026 is 338 persons (31 December 2025: 400 persons).

Main features of the Company's operation

Capital

According to the interim statement of financial position, as at 30 September 2026, the Company's total charter capital is VND 7,500,000,000,000, its owners' equity is VND 8,374,096,798,384 and its total assets are VND 26,245,643,515,253 (as at 31 December 2025, the Company's total charter capital was VND 7,500,000,000,000, its owners' equity was VND 7,871,610,453,314 and its total assets were VND 26,131,467,856,586).

Investment objectives

Providing professional financial products and services to contribute to the development of the financial market. Pioneering in developing digital technology solutions in the financial sector to bring customers a convenient and safe experience. Aiming for sustainable development to ensure value for customers, employees, partners, shareholders and contribute to the development of society.

Investment restrictions

The Company is required to comply with Article 28, Circular No. 121/2020/TT-BTC ("Circular 121") dated 31 December 2020 and Clause 3, Article 3 of Circular No. 68/2024/TT-BTC dated 18 September 2024 amending and supplementing Circular 121 prescribing operation of securities companies and the current applicable regulations on investment restrictions. Certain applicable investment restrictions are as follows:

- Securities company is not allowed to invest, contribute capital to invest in real-estate investment except for the purpose of use for head office, branches, and transaction offices directly serving professional business activities of the securities company.
- 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.
- 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 provision on trading Government bonds.

1. CORPORATE INFORMATION (continued)

Main features of the Company's operation(continued)

Investment restrictions (continued)

- Securities company must not by itself, or authorize another organization or individual 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 organization; Invest more than fifteen percent (15%) in the total currently circulating shares or fund certificates of an unlisted organization, 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 liabilitiy company or of a business project; Invest or contribute more than fifteen percent (15%) of its equity in a single organization or of a business project; Invest more than seventy percent (70%) of its total equity in shares, capital contribution and a business project, specifically invest more than twenty percent (20%) of its total equity in unlisted shares, capital contribution and a business project.

2. BASIS OF PREPARATION

2.1 Applied accounting standards and system

The interim financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System, the accounting regulation and guidance applicable to securities companies as set out in Circular No. 210/2014/TT-BTC dated 30 December 2014 of the Ministry of Finance, Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance amending, supplementing and replacing Appendices No. 02 and No. 04 of Circular No. 210/2014/TT-BTC, official Letter No. 6190/BTC-CĐKT dated 12 May 2017 and Circular No. 23/2018/TT-BTC dated 12 March 2018 and Vietnamese Accounting Standard No. 27 – Interim Financial Statement and other Vietnamese Accounting Standards promulgated by the Ministry of Finance as per:

- 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).

2. BASIS OF PREPARATION (continued)

2.2 Applied accounting documentation system

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

2.3 Fiscal year

The Company's fiscal year starts on 1 January and ends on 31 December.

2.4 Accounting currency

The financial statements are prepared in the Company's accounting currency, which is Vietnam dong ("VND").

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

The Board of Management confirms that the financial statements have been prepared in compliance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, the accounting guidance applicable to securities companies and other statutory requirements relevant to the preparation and presentation of financial statements.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Changes in accounting policies

The accounting policies adopted by the Company in preparation of these financial statements are applied consistently with those used in preparation of the financial statements for the financial year ended 31 December 2025.

4.2 Cash and cash equivalents

Cash and cash equivalents comprise cash at banks and short-term, highly liquid investments with an original maturity of three (3) months or less that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

Financial assets FVTPL recognized at fair value through profit and loss 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 financial instrument (except a derivative financial instrument that is designated as a financial guarantee contract or an effective hedging instrument).

b) Upon initial recognition, a financial asset is designated by the entity as at fair value through profit and loss as it meets one of the following criteria :

- The designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the asset or recognizing gains or losses on different bases.
- The financial assets are part of a group of financial assets which are managed, and their performance evaluated on a fair value basis, in accordance with a documented risk management policy or investment strategy.

Financial assets at FVTPL are initially recognized at cost (acquisition cost of the assets excluding transaction cost arising from the purchase) and subsequently recognized at fair value.

Increase in the difference arising from revaluation of financial assets at FVTPL at fair value in comparison with the previous p is recognized into the interim income statement under "*Gain from revaluation of financial assets at FVTPL*". Decrease in the difference arising from revaluation of financial assets at FVTPL at fair value in comparison with the previous period is recognized into the interim income statement under "*Loss from revaluation of financial assets at FVTPL*".

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

4.4 Held-to-maturity investments (HTM)

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

a) Financial assets that were, upon initial recognition, designated as at fair value through profit or loss;

b) Financial assets that were classified as available for sale; and

c) Financial assets that meet the definition of loans and receivables.

Held-to-maturity investments are stated at cost less provision for diminution in value. Provision for diminution in value is made when there is evidence of a prolonged decline in the value of the securities or reliable evidence that the Company may not be able to fully recover the investment, and the Company does not make provision for short-term price fluctuations.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 Held-to-maturity investments (HTM) (continued)

Financial assets may no longer be classified as held-to-maturity investments if, during the current financial year or the two most recent financial years, a significant amount of held-to-maturity investments has been sold or reclassified prior to maturity, unless the sale or reclassification satisfies one of the following conditions:

a) It is so close to maturity that changes in market interest rates would not have a material effect on the financial asset's fair value;

b) It occurs after the Company has collected substantially all of the original principal of the financial asset through scheduled payments or prepayments; or

c) It is attributable to an isolated event that is beyond the Company's control and that the Company could not reasonably have anticipated.

4.5 Loans

Loans are non-derivative financial assets with fixed or identifiable payments and not listed on the market, with the exceptions of:

a) The amounts the Company intends to immediately sell or will sell in a near future which are classified as assets held for trading, and like those which, upon initial recognition, the Company categorized as such recognized at fair value through profit and loss;

b) The amounts categorized by the Company as available for sale upon initial recognition ; or

c) The amounts whose holders cannot recover most of the initial investment value not due to credit quality impairment and which are categorized as available for sale.

Loans are recognized initially at cost. After initial recognition, loans are subsequently measured at amortized cost using the effective interest method.

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

Loans are subject to an assessment of impairment at the interim financial statements date. Provision is made for loan based on its estimated loss which is determined by the negative difference between the market value of securities used as collaterals for such loan and the loan balance. Any increase/decrease in the balance of provision is recognized in the interim income statement under " *Provision expenses for diminution in value and impairment of financial assets, doubtful debts and borrowing costs of loans".*

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) (continued)

4.6 Available-for-sale financial assets (AFS)

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

a) Loans and receivables;

b) Held-to-maturity investments; or

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

AFS financial assets are initially recognized at cost (the purchase price plus transaction costs directly attributable to the purchase of these financial assets). After initial recognition, AFS financial assets are subsequently measured at fair value.

The difference arising from the revaluation of AFS financial assets at fair value compared with the prior period is presented under the item "*Gain/(loss) from revaluation of AFS financial assets*" under Other comprehensive income in the income statement.

As at the date of the interim statement of financial position, the Company also assesses whether there is objective evidence that an AFS financial asset is impaired. Any increase or decrease in the provision balance is recognized in the income statement under the item *"Provision expenses for diminution in value and impairment of financial assets, doubtful debts and borrowing costs of loans".*

- In the case of equity instruments classified as available for sale, objective evidence would include a significant or prolonged decline in the fair value of the investment below its cost. "Significant" is evaluated against the original cost of the investment, and "prolonged" is evaluated against the period in which the fair value has been below the cost. Where such evidence exists, the cumulative provision is measured as the difference between the acquisition cost and the fair value as at the assessment date.
- In the case of debt instruments classified as available for sale, an assessment of impairment is made when there is objective evidence that the investment may not be recoverable or its recoverability is uncertain, arising from one or more loss events that have adversely affected the estimated future cash flows of the investment. Objective evidence of impairment may include the market value/fair value (if any) of the impaired debt instrument, indications that the debtor or group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that the debtor will enter bankruptcy or undergo financial restructuring, and observable data indicating a measurable decrease in estimated future cash flows, such as changes in repayment terms or financial conditions associated with a probability of default. Where such evidence exists, the cumulative provision is measured as the difference between the amortized cost and the fair value as at the assessment date.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 Fair value/market value of financial assets

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

- The market value of securities listed on the Hanoi Stock Exchange and the Ho Chi Minh City Stock Exchange is the closing price on the most recent trading date up to the valuation date.
- For securities of companies not listed on the stock exchange but registered for trading on the Unlisted Public Company Market ("UPCoM"), the market value is determined as the closing price on the most recent trading date up to the valuation date.
- For listed securities that have been delisted, suspended from trading or halted, the market value is determined, in order of priority, as: the price from the most recent valuation period, but not exceeding 90 days up to the valuation date; the book value; and the face value.
- For listed bonds, fair value is determined based on the transaction price on the Hanoi Stock Exchange or the Ho Chi Minh City Stock Exchange within the 10 working days up to the bond valuation date. Where there is no such transaction price, the bonds are recorded at book value.
- For unlisted bonds, fair value is revalued at book value as at the valuation date.
- Securities for which no reference price is available from the above sources are valued at fair value based on a review of the financial position and book value of the issuing organization as at the valuation date.

For the purpose of determining CIT taxable income, the tax basis of the Company's financial assets is determined as cost less provision for diminution in value. Accordingly, the market value of securities for provisioning purposes is determined in accordance with Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on 8 August 2019 ("Circular 48") and Circular No. 24/2022/TT-BTC ("Circular 24") dated 7 April 2022 amending and supplementing certain articles of Circular 48.

4.8 Derecognition of financial assets

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

- The Company's rights to receive cash flows from the financial assets have expired; or
- The Company has transferred its rights to receive cash flows from the financial asset, or has assumed an obligation to pay the cash flows received in full, without material delay, to a third party under a pass-through arrangement; and:
  - The Company has substantially transferred 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 into a pass-through arrangement, but has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset continues to be recognized as an asset of the Company. In such case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is recognized at the lower of the original carrying amount of the asset and the maximum amount the Company could be required to repay.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.9 Reclassification of financial assets

Reclassification upon sale of financial assets not classified as FVTPL

When a securities company sells financial assets other than those classified as financial assets at FVTPL, it is required to reclassify those financial assets from their other relevant category to financial assets at FVTPL. The revaluation differences on AFS financial assets currently tracked under the item *"Difference upon revaluation of assets at fair value"* are recognized as revenue or expense at the date the AFS financial assets are reclassified for the purpose of sale.

Reclassification due to a change in intention or ability to hold

A securities company is permitted to reclassify financial assets into another appropriate category of financial assets due to a change in intention or ability to hold, whereby:

- Non-derivative financial assets at FVTPL that were not required to be classified as financial assets at FVTPL at initial recognition may be reclassified into loans and receivables in certain specific circumstances, or into cash and cash equivalents if the conditions for that category are met. Gains or losses already recognized from the revaluation of financial assets at FVTPL prior to the reclassification date are not reversed.
- If, due to a change in intention or ability to hold, classifying an investment as held-to-maturity is no longer appropriate, that investment must be transferred to the AFS financial assets category and revalued at fair value. The difference between the carrying amount and the fair value is recognized directly in owners' equity (other comprehensive income), through the statement of changes in owners' equity and the income statement for the period, under the item *"Gain/(loss) from revaluation of available-for-sale financial assets"* within *"Other comprehensive income/(loss) after CIT"*.

4.10 Recognition of mortgaged financial assets

During balancethe period, the Company had investments that were mortgaged/pledged to secure the Company's financial obligations.

Under the terms and conditions of the mortgage/pledge contracts, during the term of the contracts the Company is not permitted to sell, transfer or use the mortgaged/pledged assets to enter into repurchase agreements, resale commitments or swap contracts with any other third party.

In the event the Company fails to perform its payment obligations, the mortgagee/pledgee is entitled to use the mortgaged/pledged assets to settle the Company's obligations after a period specified in the mortgage/pledge contracts from the date the Company's payment obligation becomes overdue.

Assets that are mortgaged/pledged are monitored in the statement of financial position in accordance with the accounting principles applicable to the type of asset under which they are classified.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.11 Receivables

Receivables are initially recognized at cost and are always subsequently presented at cost.

Receivables are assessed for provisioning based on the ageing of overdue debts, or based on the estimated loss expected to arise where a debt is not yet due but the economic organization concerned has become bankrupt or is undergoing dissolution procedures; or the debtor has gone missing, absconded, is being prosecuted, detained or tried, is serving a sentence, is suffering from a terminal illness (as certified by a hospital) or has died; or the debt has been the subject of a debt collection lawsuit that has been suspended. Provision expenses arising are recorded in the income statement under the item *"Provision expenses for diminution in value and impairment of financial assets, doubtful debts and borrowing costs of loans"* for the period.

The provision rates applicable to overdue receivables are as follows:

Overdue period	*Provision rate*
From 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%
From three (3) years and above	100%

4.12 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

Expenditures for additions, improvements and renewals of fixed assets are capitalized into the cost of the assets. Maintenance and repair costs are charged to the income statement as incurred.

When a tangible fixed asset is sold or disposed of, any resulting gain or loss on disposal (being the difference between the net proceeds from disposal and the carrying amount of the asset) is recorded in the income statement.

4.13 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

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

Expenditures for improvements and renewals of intangible fixed assets are capitalized into the cost of the assets, and other expenditures are charged to the income statement as incurred.

When an intangible fixed asset is sold or disposed of, any resulting gain or loss on disposal (being the difference between the net proceeds from disposal and the carrying amount of the asset) is recorded in the income statement.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.14 Depreciation and amortization

Depreciation and amortization of tangible fixed assets and intangible fixed assets are calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Buildings and structures	3 - 10 years
Office equipment	3 - 10 years
Computer software	3 - 8 years
Copyrights	3 - 20 years
Other intangible fixed assets	5 years

4.15 Operating leases

Whether an arrangement is, or contains, a lease is determined based on the substance of the arrangement at inception, specifically whether fulfilment of the arrangement is dependent on the use of a specific asset and whether the arrangement conveys a right to use that asset.

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

4.16 Prepaid expenses

Prepaid expenses comprise short-term and long-term prepaid expenses presented in the statement of financial position and are amortized over the period for which the amounts are paid, corresponding to the economic benefits generated by these expenses.

The following types of expenses are recorded as short-term and long-term prepaid expenses and are amortized over a period of from one (1) to three (3) years to the income statement:

- Office rental expenses; and
- Office renovation and repair expenses; and
- Office software licensing costs and system maintenance service costs; and
- Office supplies expenses; and
- Software-related expenses; and
- Other prepaid expenses.

4.17 Borrowings

Borrowings are stated at cost as at the date of the financial statements.

4.18 Payables for securities trading activities

Payables for securities trading activities comprise fees for business and securities services payable to the Stock Exchanges, the Vietnam Securities Depository and Clearing Corporation, and other payables.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Payables and accrued expenses

Covered warrants payable

Covered warrants are secured securities issued by the Company that give the holder the right to purchase the underlying securities from the issuer of the covered warrants at an exercise price, or to receive a cash amount equal to the difference where the price (index) of the underlying securities exceeds the exercise price (exercise index) at the exercise date.

Upon distribution of covered warrants, the Company records an increase in covered warrants payable while tracking, off-balance sheet, the number of covered warrants still permitted to be issued. Initial costs relating to the issuance of covered warrants, such as applying for the offering certificate, distributing the covered warrants in the primary market, listing and depositing the covered warrants, are recorded under the item *"Transaction costs on purchase of FVTPL financial assets"* in the income statement. Gains/losses arising on repurchase of covered warrants, upon their maturity, or when covered warrants are recalled, are recorded under the item *"Realized gains from sale of FVTPL financial assets"* or *"Realized losses from sale of FVTPL financial assets"*, as applicable, in the income statement.

At the end of the period, the Company revalues covered warrants at fair value. Where the price of outstanding covered warrants decreases, the difference is recognized *in "Gains from FVTPL financial assets"* (specifically under *" Decrease from revaluation of payables for outstanding covered warrants"*). Where the price of outstanding covered warrants increases, the difference is recognized in *"Losses from FVTPL financial assets"* (specifically *under "Increase from revaluation of payables for outstanding covered warrants"*).

The Company separately tracks the hedging securities for covered warrants. At the end of the period, the value of the underlying hedging securities is revalued and the revaluation is recognized in the same manner as the revaluation of financial assets at fair value through profit or loss (FVTPL).

Other payables and accrued expenses

Payables and accrued expenses are recognized for amounts payable in the future in respect of bond interest, and goods and services received, regardless of whether the Company has received an invoice from the supplier.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.20 Employee benefits

4.20.1 Retirement benefits

Upon retirement, the Company's employees receive retirement benefits from the Social Insurance Agency under the Ministry of Labour, War Invalids and Social Affairs. The Company is required to pay social insurance contributions for each employee equal to 17.5% of the employee's monthly basic salary, salary allowances and other supplementary amounts. Other than this, the Company has no further obligation.

4.20.2 Severance allowance

Under Article 46 of the Labour Code No. 45/2019/QH14, effective from 1 January 2021, the Company is obliged to pay severance allowance equal to half a month's salary for each year of service up to 31 December 2008, plus other allowances (if any), to employees who voluntarily resign. From 1 January 2009, the average monthly salary used to calculate the severance allowance is based on the average salary of the six most recent months up to the employee's date of resignation.

4.20.3 Unemployment insurance

Under current regulations on unemployment insurance, the Company is required to contribute unemployment insurance at a rate of 1% of the salary and wage fund used as the basis for unemployment insurance contributions of employees participating in unemployment insurance, and to withhold 1% of each employee's monthly salary and wages used as the basis for unemployment insurance contributions, remitting both amounts to the Unemployment Insurance Fund at the same time.

4.21 Transactions in foreign currencies

Transactions denominated in currencies other than the Company's accounting currency (VND) are translated at the actual transaction exchange rate on the date of the transaction. At the end of the financial period, monetary items denominated in foreign currencies are revalued at the average transfer buying and selling exchange rates of the commercial bank with which the Company regularly transacts.

All actual exchange rate differences arising during the period and differences resulting from revaluation of foreign currency balances at the end of the period are recorded in the interim income statement.

4.22 Currency derivative contracts

The company participates in currency transactions with banks that provide service (foreign currency forward contracts, foreign currency swap, etc.) for the purpose of hedging and mitigating foreign exchange risks of exchange rate and cash flow in the future. Gain/loss arising from these transactions during the period is recognized in the interim income statement.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.23 Futures contracts

A futures contract is a listed derivative security that confirms a commitment between the parties to carry out one of the following transactions:

- To buy or sell a specified quantity of an underlying asset at a predetermined price on a predetermined future date; or
- To settle the difference between the value of the underlying asset predetermined at the time of entering into the contract and the value of the underlying asset on a predetermined future date.

Proprietary trading transactions

Margin deposits for proprietary trading of derivative securities must be recognized and presented under the item *"Other current assets"* in the statement of financial position.

Securities pledged as margin for derivative securities trading are not derecognized but are tracked in a separate sub-account of the same type of financial asset and disclosed in the notes to the financial statements.

Gains (or losses) on futures contract positions are determined and settled daily based on the end-of-day settlement price less the carrying cost of the derivative securities at the end of the day. Position gains (or losses) are recognized in realized income (or expense) in the income statement under the item *"Gain (or loss) from sale of FVTPL financial assets"*.

Interest income on bank deposits parising from margin deposits is recognized in financial income in the income statement under the item *"Revenue and accrued dividends, interest on non-term deposits"*.

Brokerage transactions

Amounts paid into the Derivatives Clearing Fund are recognized and presented under the item *"Other long-term assets"* in the statement of financial position.

Revenue from futures contract trading fees is recognized in the income statement under the item *"Revenue from securities brokerage activities"*.

Cash and assets pledged as margin for customers' derivative securities trading are recognized off the statement of financial position under the items *"Investors' margin assets"* and *"Investors' margin deposits at VSDC"*.

4.24 Revenue recognition

Revenue is recognized when it is probable that the Company will receive the economic benefits associated with the transaction, and the revenue can be measured reliably. Revenue is determined at the fair value of consideration received or receivable, after deducting trade discounts, price reductions and sales returns. The following specific recognition criteria must also be satisfied before revenue is recognized:

Revenue from securities brokerage activities

Where the outcome of a contract can be estimated reliably, revenue is recognized by reference to the stage of completion of the work. Where the outcome of a contract cannot be estimated reliably, revenue is recognized only to the extent of the costs recognized that are recoverable.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.24 Revenue recognition (continued)

Revenue from securities investments

Revenue from securities investments comprises gains from the sale of the Company's proprietary trading securities (recognized based on the clearing and settlement result notice from the Vietnam Securities Depository and Clearing Corporation) and dividend income, which is recognized in the income statement on an accrual basis, except for stock dividends, which are only recorded and tracked in terms of the number of shares held and are not recognized as revenue.

Revenue from advisory services and securities depository activities

Revenue from advisory services and securities depository activities is recognized in the income statement for the period when the service has been rendered, the revenue can be measured with reasonable certainty, and the costs of the transaction and the costs to complete the provision of that service can be determined.

Interest income

Revenue is recognized when interest income accrues (taking into account the yield generated by the asset), except where the collectibility of interest is uncertain.

Revenue from other services

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

Where the outcome of a contract cannot be estimated reliably, revenue is recognized only to the extent of the recoverable costs already recognized.

Other income

Other income comprises income arising from activities other than those generating revenue, on a non-recurring basis, including: proceeds from the liquidation or sale of fixed assets ("fixed assets"); fines collected from customers for breach of contract; insurance compensation received; recovery of receivables previously written off and charged to expense in prior years; liabilities that are no longer claimed by their creditors and are recognized as an increase in income; tax refunds and reductions received; and other amounts recognized as other income in accordance with Vietnamese Accounting Standard No. 14 - Revenue and Other Income.

4.25 Borrowing costs

Borrowing costs comprise interest expense and other costs directly attributable to the Company's borrowings. Borrowing costs are recorded in the income statement on an accrual basis.

4.26 Method of determining the cost of proprietary securities sold

The Company applies the weighted average method to determine the cost of proprietary trading securities.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.27 Corporate income tax

Current income tax

Current tax assets and current income tax payable for the current and prior periods are measured at the amount expected to be paid to or recovered from the tax authorities, based on tax rates and tax laws in effect as at the end of the financial period.

Current income tax is recognized in the income statement, except where the tax arises from a transaction which is recognized directly in owners' equity, in which case the current income tax is also recognized directly in owners' equity.

The Company only offsets current income tax assets against current income tax payable when it has a legally enforceable right to set off the current income tax assets against the current income tax payable, and the Company intends to settle the current income tax payable and current income tax assets on a net basis.

Deferred income tax

Deferred income tax is determined for the temporary differences at the end of the financial period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognized for all taxable temporary differences, except where the deferred income tax liability arises from the initial recognition of an asset or liability in a transaction that, at the time of the transaction, affects neither accounting profit nor taxable profit (or tax loss).

Deferred income tax assets are recognized for all deductible temporary differences, unused tax losses carried forward and unused tax incentives, to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, unused tax losses and unused tax incentives can be utilized, except where the deferred income tax asset arises from the initial recognition of an asset or liability in a transaction that, at the time of the transaction, affects neither accounting profit nor taxable profit (or tax loss).

The carrying amount of deferred income tax assets is reviewed at the end of each financial period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred income tax asset to be utilized. Previously unrecognized deferred income tax assets are reassessed at the end of each financial period and are recognized to the extent it has become probable that future taxable profit will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period the asset is realized or the liability is settled, based on tax rates and tax laws in effect as at the end of the financial period. Deferred income tax is recognized in the income statement, except where it relates to items recognized directly in owners' equity, in which case the deferred income tax is also recognized directly in owners' equity. Deferred income tax assets and deferred income tax liabilities are offset when the Company has a legally enforceable right to offset current income tax assets against current income tax payable and the deferred income tax assets and deferred income tax liabilities relate to corporate income tax levied by the same taxation authority on the same taxable entity, and the Company intends to settle its current income tax assets and liabilities on a net basis.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.28 Owners' equity

Owners' invested capital

Capital contributions from the issuance of shares are recorded in the charter capital account at par value.

Undistributed earnings

Undistributed earnings comprise realized and unrealized profit.

Unrealized profit for the financial period is the difference between the total gains and losses from the revaluation of financial assets at fair value through profit or loss, or other financial assets, recognized in the income statement, within the securities company's portfolio of financial assets.

Realized profit for the financial period is the difference between total revenue and income and total expenses recognized in the Company's income statement, excluding gains and losses from the revaluation of financial assets that have been recognized in unrealized profit.

Reserves

The Company appropriates its annual profit after tax to reserves in accordance with resolutions of the General Meeting of Shareholders adopted at its annual meeting.

4.29 Earnings per share

Basic earnings per share is calculated by dividing the profit after appropriation to the bonus and welfare fund, or loss, attributable to holders of ordinary shares of the Company, by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is determined by adjusting the profit (after appropriation to the bonus and welfare fund) or loss attributable to holders of ordinary shares of the Company, and the weighted average number of ordinary shares outstanding, for the effects of all dilutive potential ordinary shares, in order to calculate diluted earnings per share.

4.30 Profit distribution

Net profit after corporate income tax may be distributed to shareholders after approval at the Annual General Meeting of Shareholders and after appropriations have been made to the reserves in accordance with the Company's Charter and the relevant regulations of Vietnamese law.

4.31 Related parties

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and the other party are subject to common control or common significant influence. Related parties may be companies or individuals, including close family members of such individuals.

4.32 Items with no balance

Items not presented in these financial statements in accordance with Circular No. 210/2014/TT-BTC dated 30 December 2014 and Circular No. 334/2016/TT-BTC dated 27 December 2016 issued by the Ministry of Finance are items with no balance.

5. CASH AND CASH EQUIVALENTS

	Ending balance VND	*Beginning balance VND*
Demand deposit	**470,946,191,271**	**1,624,954,167,444**

6. VALUE AND VOLUME OF TRADING IN THE PERIOD

	Volume of trading in the period (Unit)	*Value of trading in the period (VND)*
a. The Company		
- Shares	32,734,400	1,208,561,844,000
- Bonds	609,264,152	61,152,653,012,929
- Other securities	126,614,500	153,877,826,000
b. Investors		
- Shares	1,137,755,775	24,417,614,994,940
- Bonds	10,324,351	1,097,790,017,037
- Other securities	70,835,855	75,200,902,950
	1,987,529,033	**88,105,698,597,856**

7. CATEGORIES OF FINANCIAL ASSETS

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

	Ending balance		*Beginning balance*	
	Cost VND	*Fair value VND*	*Cost VND*	*Fair value VND*
Listed shares *(i)*	191,564,454,297	192,484,470,750	680,315,599,435	638,957,791,100
Fund certificates	-	-	-	-
Covered warrants	-	-	-	-
Bonds (ii)	1,003,235,582,663	1,242,452,334,575	691,111,953,463	695,477,488,492
Valuable papers and term deposits *(iii)*	8,160,663,828,087	8,160,663,828,087	6,765,755,471,366	6,765,755,471,366
	9,355,463,865,047	**9,595,600,633,412**	**8,137,183,024,264**	**8,100,190,750,958**

7. CATEGORIES OF FINANCIAL ASSETS (continued)

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

(i) Included within listed shares as at 30 September 2026 and 31 December 2025 are the following underlying securities held for the purpose of hedging covered warrants issued by the Company:

	Ending balance		*Beginning balance*	
	Cost VND	*Fair value VND*	*Cost VND*	*Fair value VND*
FPT	3,185,344,937	3,039,120,000	48,682,091,293	47,900,000,000
VIC	24,365,198,457	31,338,073,200	33,287,389,261	45,792,000,000
Others	63,935,526,895	62,557,294,500	54,665,679,637	57,761,500,000
	91,486,070,289	**96,934,487,700**	**136,635,160,191**	**151,453,500,000**

(ii) Among the bonds classified as financial assets at FVTPL as at 30 September 2026, there are 1,926,680 bonds with par value of VND 192,668,000,000 used as collateral for the Company's short-term loans.

(iii) The total par value of valuable papers classified as financial assets at FVTPL as at 30 September 2026, used as collateral for the Company's short-term loans, is VND 4,910,000,000,000, and the par value of term deposits classified as financial assets at FVTPL as at 30 September 2026, used as collateral for the Company's short-term loans, is VND 1,491,000,000,000.

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

	Ending balance		*Beginning balance*	
	Cost VND	*Fair value VND*	*Cost VND*	*Fair value VND*
Listed shares	-	-	550,310,000,000	549,362,500,000
Bonds (i)	3,361,375,802,235	3,399,244,389,004	4,591,429,826,475	4,541,365,255,954
	3,361,375,802,235	**3,399,244,389,004**	**5,141,739,826,475**	**5,090,727,755,954**

(i) Among the bonds classified as financial assets at AFS as at 30 September 2026, there are 11,294,530 bonds with par value of VND 2,272,888,600,000 used as collateral for the Company's short-term loans.

7. CATEGORIES OF FINANCIAL ASSETS (continued)

7.3 Loans

	Ending balance		*Beginning balance*	
	Cost VND	*Fair value (i) VND*	*Cost VND*	*Fair value (i) VND*
Margin loans *(ii)*	12,283,889,580,322	12,283,889,580,322	10,719,562,413,529	10,719,562,413,529
Advances against proceeds from securities sales *(iii)*	52,092,378,392	52,092,378,392	163,305,259,831	163,305,259,831
Derivatives-related loans	-	-	3,835,242	3,835,242
	12,335,981,958,714	**12,335,981,958,714**	**10,882,871,508,602**	**10,882,871,508,602**

(i) The fair value of loans is determined as the carrying amount of the loan less provision for impairment of the loan (if any).

(ii) Securities under margin transaction are used as collaterals for the loans granted by the Company to investors. As at 30 September 2026 and 31 December 2025, the par value of the securities used as collateral for margin trading loans was VND 13,647,588,350,000 and VND 12,046,318,450,000 respectively, and the market value of the securities used as collateral for margin trading loans was VND 27,806,588,615,060 and VND 26,399,749,234,730 respectively.

(iii) These relate to advances to investors during the period that the shares selling proceeds are awaiting to be received.

7. CATEGORIES OF FINANCIAL ASSETS (continued)

7.4 *Change in market value of financial assets*

	Ending balance				*Beginning balance*			
	Revaluation difference				*Revaluation difference*			
	Cost VND	*Increase VND*	*Decrease VND*	*Fair value VND*	*Cost VND*	*Increase VND*	*Decrease VND*	*Fair value VND*
FVTPL	**9,355,463,865,047**	**250,325,454,955**	**(10,188,686,590)**	**9,595,600,633,412**	**8,137,183,024,264**	**23,781,608,755**	**(60,773,882,061)**	**8,100,190,750,958**
Listed shares	**100,078,384,008**	**73,107,805**	**(4,601,508,763)**	**95,549,983,050**	**543,680,439,244**	**2,471,503,007**	**(58,647,651,151)**	**487,504,291,100**
ACB	*58,542,288,065*	-	*(3,680,600,065)*	*54,861,688,000*	*1,987,093,525*	-	*(18,373,525)*	*1,968,720,000*
VCB	*38,494,402,418*	-	*(794,402,418)*	*37,700,000,000*	*482,821,869,607*	-	*(58,368,312,107)*	*424,453,557,500*
Others	*3,041,693,525*	*73,107,805*	*(126,506,280)*	*2,988,295,050*	*58,871,476,112*	*2,471,503,007*	*(260,965,519)*	*61,082,013,600*
Listed shares held for hedging of covered warrants	**91,486,070,289**	**7,537,211,938**	**(2,088,794,527)**	**96,934,487,700**	**136,635,160,191**	**15,901,639,622**	**(1,083,299,813)**	**151,453,500,000**
FPT	*3,185,344,937*	-	*(146,224,937)*	*3,039,120,000*	*48,682,091,293*	-	*(782,091,293)*	*47,900,000,000*
VIC	*24,365,198,457*	*6,972,874,743*	-	*31,338,073,200*	*33,287,389,261*	*12,504,610,739*	-	*45,792,000,000*
Others	*63,935,526,895*	*564,337,195*	*(1,942,569,590)*	*62,557,294,500*	*54,665,679,637*	*3,397,028,883*	*(301,208,520)*	*57,761,500,000*
Fund certificates	-	-	-	-	-	-	-	-
Bonds	1,003,235,582,663	242,715,135,212	(3,498,383,300)	1,242,452,334,575	691,111,953,463	5,408,466,126	(1,042,931,097)	695,477,488,492
Valuable papers anc term deposits	8,160,663,828,087	-	-	8,160,663,828,087	6,765,755,471,366	-	-	6,765,755,471,366
AFS	**3,361,375,802,235**	**44,550,440,194**	**(6,681,853,425)**	**3,399,244,389,004**	**5,141,739,826,475**	**10,135,384,930**	**(61,147,455,451)**	**5,090,727,755,954**
Listed shares	-	-	-	-	550,310,000,000	-	(947,500,000)	549,362,500,000
Bonds	3,361,375,802,235	44,550,440,194	(6,681,853,425)	3,399,244,389,004	4,591,429,826,475	10,135,384,930	(60,199,955,451)	4,541,365,255,954
	12,716,839,667,282	**294,875,895,149**	**(16,870,540,015)**	**12,994,845,022,416**	**13,278,922,850,739**	**33,916,993,685**	**(121,921,337,512)**	**13,190,918,506,912**

7. CATEGORIES OF FINANCIAL ASSETS (continued)

7.5 *Provision for diminution in value of financial assets and pledged assets*

Details of financial assets accounted for at cost and provision for diminution in value of financial assets are as follows:

	Basis for provisioning				
Type of financial asset	*Cost VND*	*Revaluation amount VND*	*Provision balance as at 30 September 2026 VND*	*Provision balance as at 31 December 2025 VND*	*Provision made during the period VND*
Loans					
Margin loans	12,283,889,580,322	12,283,889,580,322	-	-	-
Advances against proceeds from securities sales	52,092,378,392	52,092,378,392	-	-	-
Advances derivatives	-	-	-	-	-
	12,335,981,958,714	**12,335,981,958,714**	**-**	**-**	**-**

8. RECEIVABLES

	Ending balance VND	*Beginning balance VND*
Dividends and interest receivable and accrued on financial assets	235,305,578,825	190,009,811,610
- Dividends receivable	*16,700,000*	-
- Interest accrued but not yet due	*235,288,878,825*	*190,009,811,610*
Prepayments to suppliers	1,885,283,119	6,116,984,128
Receivables from sale of financial assets	7,299,226,000	64,073,999,000
- Receivables from sale of listed securities	*7,299,226,000*	*64,073,999,000*
Receivables from securities services provided	1,888,074,484	1,320,630,920
Other receivables	29,544,317,107	14,400,952,720
	275,922,479,535	**275,922,378,378**

9. PREPAID EXPENSES

	Ending balance VND	*Beginning balance VND*
Short-term prepaid expenses	**25,238,882,991**	**11,792,117,795**
- Software licenses and system maintenance service fees	*10,246,646,432*	*7,672,186,880*
- Office rental expenses	*4,207,764,312*	*1,500,810,465*
- Other expenses	*10,784,472,247*	*2,619,120,450*
Long-term prepaid expenses	**22,496,790,230**	**25,008,172,466**
- Office renovation and repair expenses	*8,822,848,534*	*9,739,699,509*
- Office supplies expenses	*3,559,028,901*	*5,289,799,725*
- Software-related expenses	*3,499,673,310*	*1,887,242,846*
- Other expenses	*6,615,239,485*	*8,091,430,386*
	47,735,673,221	**36,800,290,261**

10. OTHER CURRENT ASSETS

	Ending balance VND	*Beginning balance VND*
Margin deposits for proprietary trading of derivative securities derivatives	-	**2,006,000**

11. TANGIBLE FIXED ASSETS

	Buildings and structures VND	*Office equipment VND*	*Total VND*
Cost			
1 January 2026	2,903,439,820	45,782,408,838	48,685,848,658
Increase	-	4,663,955,195	4,663,955,195
30 September 2026	2,903,439,820	50,446,364,033	53,349,803,853
Accumulated depreciation			
1 January 2026	1,940,553,877	13,437,093,762	15,377,647,639
Depreciation	725,859,945	5,310,863,277	6,036,723,222
30 September 2026	2,666,413,822	18,747,957,039	21,414,370,861
Net carrying amount			
1 January 2026	962,885,943	32,345,315,076	33,308,201,019
30 September 2026	237,025,998	31,698,406,994	31,935,432,992

Cost of tangible fixed assets which have been fully depreciated but are still in use as at 30 September 2026 amounted to VND 3,800,098,463 (31 December 2025: VND 3,067,036,463).

12. INTANGIBLE FIXED ASSETS

	Computer software VND	*Copyrights VND*	*Other intangible assets VND*	*Total VND*
Cost				
1 January 2026	48,053,168,335	2,667,148,000	918,697,236	51,639,013,571
Increase	6,218,150,000	-	-	6,218,150,000
30 September 2026	54,271,318,335	2,667,148,000	918,697,236	57,857,163,571
Accumulated amortization				
1 January 2026	18,429,660,238	1,602,405,996	317,083,603	20,349,149,837
Amortization	5,727,951,722	255,351,029	137,804,589	6,121,107,340
30 September 2026	24,157,611,960	1,857,757,025	454,888,192	26,470,257,177
Net carrying amount				
1 January 2026	29,623,508,097	1,064,742,004	601,613,633	31,289,863,734
30 September 2026	30,113,706,375	809,390,975	463,809,044	31,386,906,394

Cost of intangible fixed assets which have been fully amortized but are still in use as at 30 September 2026 amounted to VND 5,089,830,663 (31 December 2025: VND 5,089,830,663).

13. CONSTRUCTION IN PROGRESS

	Ending balance VND	*Beginning balance VND*
Software development costs	351,000,000	2,227,548,984
System development costs	608,750,000	1,348,250,000
Buildings and structures	7,156,058,693	-
Other costs	-	1,695,832,343
	8,115,808,693	**5,271,631,327**

14, LONG-TERM PLEDGES, MORTGAGES, DEPOSITS AND COLLATERALS

	Ending balance VND	*Beginning balance VND*
Office rental deposits	11,731,794,897	9,488,943,897
Others	574,769,800	487,000,000
	12,306,564,697	**9,975,943,897**

15. PAYMENT TO THE SETTLEMENT SUPPORT FUND

Payment to the Settlement Support Fund represents margin deposits held at the Vietnam Securities Depository and Clearing Corporation.

Under Decision No. 105/QD-VSD dated 20 August 2021 promulgating the Regulation on management and use of the Settlement Support Fund of the Vietnam Securities Depository and Clearing Corporation, the Company is required to make an initial deposit of VND 120 million with the Vietnam Securities Depository and Clearing Corporation and to make an annual additional contribution of 0.01% of the total value of brokerage securities of the preceding year, subject to a cap of VND 2.5 billion per year. The maximum contribution level for each depository member to the Settlement Support Fund is VND 20 billion for depository members that are securities companies engaged in proprietary trading and brokerage activities.

Details of the payment to the Settlement Support Fund are as follows:

	Ending balance VND	*Beginning balance VND*
Initial contribution	120,000,000	120,000,000
Additional contribution	9,179,706,692	6,679,706,692
	9,299,706,692	**6,799,706,692**

16. OTHER LONG-TERM ASSETS

Other long-term assets represent amounts paid to the Derivatives Trading Clearing Fund. Under the Regulation on Management and Use of the Derivatives Trading Clearing Fund issued under Decision No. 14/QD-HDTV dated 10 August 2023 of the Vietnam Securities Depository and Clearing Corporation, the minimum initial contribution is VND 10,000,000,000 for a direct clearing member.

Movements in the amount paid to the Derivatives Trading Clearing Fund during the year were as follows:

	Ending balance VND	*Beginning balance VND*
Initial contribution	**10,000,000,000**	**10,000,000,000**

17. SHORT-TERM LOANS AND FINANCIAL LEASE LIABILITIES

	Interest rate%/year	*Beginning balance VND*	*Amount incurred during the period VND*	*Amount settled during the period VND*	*Ending balance VND*
Overdraft loans	*From 5.35%*	360,000,000,000	190,220,500,000,000	(190,580,500,000,000)	-
Short-term loans		17,177,559,278,719	83,931,912,806,329	(83,588,232,703,715)	17,521,239,381,333
- Bank loans (i)		13,338,530,750,000	75,452,267,900,000	(72,803,175,150,000)	15,987,623,500,000
Bank for Investment and Development of Vietnam Joint Stock Commercial	*From 4.55%*	*2,473,000,000,000*	*31,309,800,000,000*	*(30,137,500,000,000)*	*3,645,300,000,000*
Bank for Foreign Trade of Vietnam	*From 4.8%*	*1,500,000,000,000*	*5,482,000,000,000*	*(5,857,000,000,000)*	*1,125,000,000,000*
Other banks	*From 4.53%*	*9,365,530,750,000*	*38,660,467,900,000*	*(36,808,675,150,000)*	*11,217,323,500,000*
- Other loans (ii)	*From 0.5%*	3,839,028,528,719	8,479,644,906,329	(10,785,057,553,715)	1,533,615,881,333
		17,537,559,278,719	**274,152,412,806,329**	**(274,168,732,703,715)**	**17,521,239,381,333**

(i) As at 30 September 2026, the balance represents loans from domestic credit institutions with terms of less than 1 year under loan agreements, for the purpose of supplementing working capital for business operations. As at 30 September 2026, bonds with a total par value of VND 2,465,556,600,000, valuable papers with a total par value of VND 4,910,000,000,000 and term deposits with a total par value of VND 1,491,000,000,000 (as at 31 December 2025: bonds with a total par value of VND 2,624,000,000,000, valuable papers with a total par value of VND 4,017,000,000,000 and term deposits with a total par value of VND 950,000,000,000) were used as collateral for these loans (Notes 7.1, 7.2).

(ii) As at 30 September 2026, the balance represents loans from corporations with a maximum loan term of 365 days, interest is calculated based on the actual number of loan days. These loans are without collateral.

As at 30 September 2026 and as at 31 December 2025, the Company had no borrowings that were due but not yet paid.

18. PAYABLES FOR SECURITIES TRADING ACTIVITIES

	Ending balance *VND*	*Beginning balance* *VND*
Securities transaction fees payable	3,196,897,123	4,625,520,911
Depository fees payable	790,809,100	703,358,385
Payable for rights to purchase additional shares issued	173,900,000	6,033,285,000
Payable for gain/loss on derivatives positions	28,240,000	300,320,000
Payable for outstanding covered warrants (*)	28,223,838,000	22,272,751,000
	32,413,684,223	**33,935,235,296**

(*) The Company is permitted to issue covered warrant products under offering certificates granted by the State Securities Commission. Details of the number of covered warrants issued by the Company are as follows:

Covered warrant code	*Ending balance* *Number issued*	*Ending balance* *Number outstanding*	*Beginning balance* *Number issued*	*Beginning balance* *Number outstanding*
ACB/12M/KAFI/C/EU/CASH/2501	3,000,000	2,896,500	3,000,000	99,100
ACB/15M/KAFI/C/EU/CASH/2502	3,000,000	1,351,800	3,000,000	111,800
FPT/12M/KAFI/C/EU/CASH/2501	3,000,000	2,122,700	3,000,000	179,100
FPT/15M/KAFI/C/EU/CASH/2502	3,000,000	1,848,300	3,000,000	259,800
HPG/12M/KAFI/C/EU/CASH/2501	3,000,000	1,987,800	3,000,000	63,600
HPG/15M/KAFI/C/EU/CASH/2502	3,000,000	2,972,000	3,000,000	53,400
MBB/12M/KAFI/C/EU/CASH/2501	3,000,000	2,999,800	3,000,000	319,400
MBB/15M/KAFI/C/EU/CASH/2502	3,000,000	878,100	3,000,000	197,600
MWG/12M/KAFI/C/EU/CASH/2501	3,000,000	1,570,600	3,000,000	280,400
MWG/15M/KAFI/C/EU/CASH/2502	3,000,000	2,970,600	3,000,000	51,000
STB/12M/KAFI/C/EU/CASH/2501	3,000,000	7,000	3,000,000	8,700
STB/15M/KAFI/C/EU/CASH/2502	3,000,000	237,800	3,000,000	27,600
TCB/12M/KAFI/C/EU/CASH/2501	3,000,000	2,632,200	3,000,000	19,500
TCB/15M/KAFI/C/EU/CASH/2502	3,000,000	2,173,100	3,000,000	39,100
VHM/12M/KAFI/C/EU/CASH/2501	3,000,000	391,200	3,000,000	25,900
VHM/15M/KAFI/C/EU/CASH/2502	3,000,000	256,000	3,000,000	441,400
VIC/12M/KAFI/C/EU/CASH/2501	3,000,000	159,900	3,000,000	581,500
VIC/15M/KAFI/C/EU/CASH/2502	3,000,000	302,300	3,000,000	452,000
VPB/12M/KAFI/C/EU/CASH/2501	3,000,000	1,332,300	3,000,000	188,800
VPB/15M/KAFI/C/EU/CASH/2502	3,000,000	867,900	3,000,000	48,300

Covered warrant code	Ending balance		Beginning balance	
	Number issued	*Number outstanding*	*Number issued*	*Number outstanding*
VRE/12M/KAFI/C/EU/CASH/2501	3,000,000	1,967,900	3,000,000	221,300
VRE/15M/KAFI/C/EU/CASH/2502	3,000,000	2,590,900	3,000,000	445,700
FPT/12M/KAFI/C/EU/CASH/2601	4,000,000	147,400	-	-
HDB/12M/KAFI/C/EU/CASH/2601	4,000,000	777,100	-	-
LPB/12M/KAFI/C/EU/CASH/2601	4,000,000	224,600	-	-
MBB/12M/KAFI/C/EU/CASH/2601	4,000,000	180,900	-	-
MSN/12M/KAFI/C/EU/CASH/2601	4,000,000	2,113,600	-	-
MWG/12M/KAFI/C/EU/CASH/2601	4,000,000	4,900	-	-
STB/12M/KAFI/C/EU/CASH/2601	4,000,000	6,600	-	-
TCB/12M/KAFI/C/EU/CASH/2601	4,000,000	48,600	-	-
TPB/12M/KAFI/C/EU/CASH/2601	4,000,000	968,900	-	-
VHM/12M/KAFI/C/EU/CASH/2601	4,000,000	250,500	-	-
VIB/12M/KAFI/C/EU/CASH/2601	4,000,000	656,000	-	-
VIC/12M/KAFI/C/EU/CASH/2601	4,000,000	189,200	-	-
VJC/12M/KAFI/C/EU/CASH/2601	4,000,000	52,400	-	-
VPB/12M/KAFI/C/EU/CASH/2601	4,000,000	4,400	-	-
VRE/12M/KAFI/C/EU/CASH/2601	4,000,000	172,400	-	-
FPT/12M/KAFI/C/EU/CASH/2602	2,000,000	242,300	-	-
HDB/12M/KAFI/C/EU/CASH/2602	2,000,000	12,000	-	-
LPB/12M/KAFI/C/EU/CASH/2602	2,000,000	23,300	-	-
MBB/12M/KAFI/C/EU/CASH/2602	2,000,000	48,100	-	-
MSN/12M/KAFI/C/EU/CASH/2602	2,000,000	-	-	-
MWG/12M/KAFI/C/EU/CASH/2602	2,000,000	19,400	-	-
STB/12M/KAFI/C/EU/CASH/2602	2,000,000	22,300	-	-
TCB/12M/KAFI/C/EU/CASH/2602	2,000,000	407,100	-	-
TPB/12M/KAFI/C/EU/CASH/2602	2,000,000	106,200	-	-
VHM/12M/KAFI/C/EU/CASH/2602	2,000,000	113,200	-	-
VIB/12M/KAFI/C/EU/CASH/2602	2,000,000	122,600	-	-
VIC/12M/KAFI/C/EU/CASH/2602	2,000,000	171,800	-	-
VJC/12M/KAFI/C/EU/CASH/2602	2,000,000	-	-	-
VPB/12M/KAFI/C/EU/CASH/2602	2,000,000	25,000	-	-
VRE/12M/KAFI/C/EU/CASH/2602	2,000,000	308,600	-	-
	156,000,000	**41,936,100**	**66,000,000**	**4,115,000**

19. TRADE PAYABLES

	Ending balance VND	*Beginning balance VND*
Payable for purchase of securities	6,439,624,191	366,513,798,861
Other trade payables	520,742,000	2,491,839,979
	6,960,366,191	**369,005,638,840**

20. TAXES AND AMOUNTS PAYABLE TO THE STATE

Item	*Beginning balance VND*	*Amount payable during balance VND*	*Amount paid during the period VND*	*Ending balance VND*
Corporate income tax	107,994,689,568	52,230,151,339	(109,190,077,259)	51,034,763,648
Value added tax	191,287,378	212,518,013	(364,048,535)	39,756,856
Personal income tax paid on behalf of investors	13,823,013,806	67,984,382,110	(74,496,017,447)	7,311,378,469
Personal income tax paid on behalf of shareholders	-	261,826,079	(261,826,079)	-
Personal income tax paid on behalf of employees	2,085,122,625	17,899,799,867	(14,949,765,422)	5,035,157,070
Contractor tax	-	2,302,309,218	(2,094,451,660)	207,857,558
Other taxes, fees and charges	-	6,125,875	(6,125,875)	-
	124,094,113,377	**140,897,112,501**	**(201,362,312,277)**	**63,628,913,601**

21. SHORT-TERM ACCRUED EXPENSES

	Ending balance VND	*Beginning balance VND*
Interest expense	72,063,677,888	59,937,198,220
Other accrued expenses	675,448,540	623,671,648
	72,739,126,428	**60,560,869,868**

22. OTHER SHORT-TERM PAYABLES

	Ending balance VND	*Beginning balance VND*
Payable to investors for pending margin transactions	85,345,190,765	106,691,918,052
Payable to customers for deposits made after cut-off time	-	-
Other payables	15,932,100,511	27,519,075,660
	101,277,291,276	**134,210,993,712**

23. DEFERRED TAX ASSETS AND DEFERRED CIT LIABILITIES PAYABLE

	Ending balance VND	*Beginning balance VND*
Temporary differences		
Difference arising from revaluation of financial assets at FVTPL, issued covered warrants	(248,481,025,220)	36,992,273,306
Difference arising from revaluation of AFS financial assets	(37,868,586,769)	51,012,070,521
Revaluation difference on foreign-currency-denominated items	-	906,171,040
Deferred CIT assets/(liabilities) at the tax rate of 20% applicable to the Company	**(57,269,922,398)**	**17,782,102,973**
Of which:		
- Deferred tax assets	*-*	*17,782,102,973*
- Deferred tax liabilities payable	*57,269,922,398*	*-*

24. OWNERS' EQUITY

24.1 Undistributed earnings

	Ending balance VND	*Beginning balance VND*
Realized profit	645,875,494,155	447,338,892,709
Unrealized profit	197,926,434,814	(34,918,782,978)
	843,801,928,969	**412,420,109,731**

24. OWNERS' EQUITY (continued)

24.2 Owners' equity

	Owners' invested capital VND	*Unrealized undistributed VND*	*Difference upon revaluation of assets at fair value VND*	*Total VND*
31 December 2025	7,500,000,000,000	412,420,109,731	(40,809,656,417)	7,871,610,453,314
Increase in capital during the year	-	-	-	-
Profit after tax during the year	-	431,381,819,238	-	431,381,819,238
AFS revaluation	-	-	71,104,525,832	71,104,525,832
Cash dividends paid	-	-	-	-
30 September 2026	**7,500,000,000,000**	**843,801,928,969**	**30,294,869,415**	**8,374,096,798,384**

Details of the Company's major shareholders as at 30 September 2026 are as follows:

	Number of shares Unit	*As at 30 September 2026 VND*	*Ownership percentage %*
Gentle Sun Investments Limited	150,000,000	1,500,000,000,000	20
Other shareholders	600,000,000	6,000,000,000,000	80
	750,000,000	**7,500,000,000,000**	**100**

Details of the Company's number of shares are as follows:

	Ending balance Unit	*Beginning balance Unit*
Number of shares authorized to be issued	750,000,000	750,000,000
Ordinary shares	*750,000,000*	*750,000,000*
Number of shares issued and fully paid	750,000,000	750,000,000
Ordinary shares	*750,000,000*	*750,000,000*
Number of shares outstanding	750,000,000	750,000,000
Ordinary shares	*750,000,000*	*750,000,000*

25. DISCLOSURE OF OFF-BALANCE SHEET ITEMS

25.1 *The Company's financial assets listed/registered at Vietnam Securities Depository and Clearing Corporation ("VSDC")*

	At par value	
	Ending balance VND	*Beginning balance VND*
Unrestricted and traded financial assets	2,222,042,850,000	2,776,277,200,000
Mortgage and traded financial assets	1,714,000,000,000	1,874,000,000,000
Blocked financial assets	663,000,000,000	463,000,000,000
Financial assets awaiting settlement	2,896,610,000	2,544,120,000
	4,601,939,460,000	**5,115,821,320,000**

25.2 *The company's non-traded financial assets deposited at VSDC*

	At par value	
	Ending balance VND	*Beginning balance VND*
Unrestricted and non-traded financial assets	**364,430,000**	-

25.3 *Awaiting financial assets of the Company*

	At par value	
	Ending balance VND	*Beginning balance VND*
Awaiting financial assets of the Company	**1,725,700,000**	**283,163,500,000**

25.4 *Financial assets of Investors listed/registered for trading at VSDC*

	Ending balance VND	*Beginning balance VND*
Financial assets freely transferable for trading	25,640,519,021,488	15,884,568,702,000
Financial assets with restricted transferability	51,925,850,000	116,548,050,000
Financial assets pledged for trading	1,465,771,900,000	741,771,900,000
Financial assets blocked or held in custody	3,048,057,900,000	48,057,900,000
Financial assets pending settlement	178,165,920,000	79,630,540,000
	30,384,440,591,488	**16,870,577,092,000**

25. DISCLOSURE OF OFF-BALANCE SHEET ITEMS (continued)

25.5 *Financial assets deposited at VSDC and not yet traded by Investors*

	Ending balance VND	*Beginning balance VND*
Financial assets deposited at VSDC and not yet traded, freely transferable	92,192,060,000	51,528,640,000
Financial assets deposited at VSDC and not yet traded, with restricted transferability	4,856,700,000	950,000,000
Financial assets deposited at VSDC and not yet traded, blocked or held in custody	17,200,000	-
	97,065,960,000	**52,478,640,000**

25.6 *Financial assets pending receipt by Investors*

	At par value	
	Ending balance VND	*Beginning balance VND*
Financial assets pending receipt by Investors	**192,781,800,000**	**161,810,380,000**

25.7 *Financial assets entitled to Investors*

	At par value	
	Ending balance VND	*Beginning balance VND*
Financial assets entitled to Investors	**72,896,200,000**	**34,952,580,000**

25.8 *Investors' deposits*

	Ending balance VND	*Beginning balance VND*
Investors' deposits for securities trading under the method managed by the SC	402,245,599,077	629,288,205,360
- *Deposits of domestic Investors for securities trading under the method managed by the SC*	*399,492,668,448*	*626,626,659,684*
- *Deposits of foreign Investors for securities trading under the method managed by the SC*	*2,752,930,629*	*2,661,545,676*
- Investors' margin deposits at VSDC	22,936,041,614	18,515,219,444
	425,181,640,691	**647,803,424,804**

25. DISCLOSURE OF OFF-BALANCE SHEET ITEMS (continued)

25.9 Payables to Investors for trading deposits under the method managed by the SC

	Ending balance VND	*Beginning balance VND*
Payables to Investors for trading deposits under the method managed by the SC		
- Payables to domestic Investors for trading deposits under the method managed by the SC	*422,428,710,062*	*645,141,879,128*
- Payables to foreign Investors for trading deposits under the method managed by the SC	*2,752,930,629*	*2,661,545,676*
	425,181,640,691	**647,803,424,804**

26. GAINS/(LOSSES) ON FINANCIAL INSTRUMENTS

26.1 *Realized gains/(losses) from sale of FVTPL financial assets*

	Quarter 3 2026 VND	*Quarter 3 2025 VND*	*Cumulative 2026 VND*	*Cumulative 2025 VND*
Realized gains from sale of FVTPL financial assets	217,558,173,674	390,465,128,910	728,968,106,400	683,625,861,598
Realized losses from sale of FVTPL financial assets	(228,058,729,328)	(202,723,264,401)	(738,418,686,580)	(435,715,219,293)
	(10,500,555,654)	**187,741,864,509**	**(9,450,580,180)**	**247,910,642,305**

Details of net realized gains/(losses) from the sale of FVTPL financial assets by category are as follows:

No.	*Investment portfolio*	*Quantity sold Unit*	*Total sale value VND*	*Cost (*) VND*	*Gain/(Loss) on sale of securities This period Quarter 3/2026 VND*	*Gain/(Loss) on sale of securities Period is recognized in the income statement under the item Quarter 3/2025 VND*
1	Listed shares (including shares held for hedging of covered warrants)	18,132,900	675,292,029,000	676,139,426,261	(847,397,261)	149,373,397,630
2	Fund certificates	-	-	-	-	115,957,000
3	Covered warrants	-	-	-	-	1,033,298,499
4	Bonds	302,921,186	30,420,183,841,207	30,403,960,948,973	16,222,892,234	55,438,273,711
5	Valuable papers and term deposits	58,673,725	104,047,214,921,169	104,074,334,539,309	(27,119,618,140)	2,595,759,669
6	Gains on derivative securities contract positions	-	-	-	-	(20,814,822,000)
7	Covered warrants issued by the Company	64,467,900	66,287,926,000	65,044,358,487	1,243,567,513	-
		444,195,711	**135,208,978,717,376**	**135,219,479,273,030**	**(10,500,555,654)**	**187,741,864,509**

(*) Cost is determined using the weighted average method up to the end of the trading day.

26. GAINS/(LOSSES) ON FINANCIAL INSTRUMENTS (continued)

26.2 *Revaluation differences on financial assets*

	Quarter 3 2026 VND	*Quarter 3 2025 VND*	*Cumulative 2026 VND*	*Cumulative 2025 VND*
Increase from revaluation of financial assets at FVTPL	162,865,567,679	58,218,490,463	504,745,697,131	161,256,272,476
Decrease from revaluation of financial assets at FVTPL	(112,379,345,322)	(112,280,051,243)	(227,616,655,460)	(233,231,996,951)
	50,486,222,357	**(54,061,560,780)**	**277,129,041,671**	**(71,975,724,475)**

Details of the revaluation differences on financial assets at FVTPL by category are as follows:

No.	*Categories of financial assets*	*Cost VND*	*Fair value VND*	*Revaluation difference 30.09.2026 VND*	*Revaluation difference 30.06.2026 VND*	*Recognized in operating results in Quarter 3/2026 VND*
1	Listed shares	100,078,384,008	95,549,983,050	(4,528,400,958)	(370,529,393)	(4,157,871,565)
2	Listed shares held for hedging of covered warrants	91,486,070,289	96,934,487,700	5,448,417,411	9,726,899,585	(4,278,482,174)
3	Fund certificates	-	-	-	-	-
4	Bonds	1,003,235,582,663	1,242,452,334,575	239,216,751,912	180,294,175,816	58,922,576,096
5	Valuable papers and term deposits	8,160,663,828,087	8,160,663,828,087	-	-	-
		9,355,463,865,047	**9,595,600,633,412**	**240,136,768,365**	**189,650,546,008**	**50,486,222,357**

26. GAINS/(LOSSES) ON FINANCIAL INSTRUMENTS (continued)

26.3 Revaluation difference on payables for covered warrants issued

	Quarter 3 2026 VND	*Quarter 3 2025 VND*	*Cumulative 2026 VND*	*Cumulative 2025 VND*
Decrease from revaluation of payables for outstanding covered warrants	17,866,551,219	-	42,608,804,763	-
Increase from revaluation of payables for outstanding covered warrants	(9,790,625,732)	-	(29,616,342,733)	-
	8,075,925,487	**-**	**12,992,462,030**	**-**

No.	*Payable for covered warrants issued*	*Issuance value per accounting records VND*	*Fair value VND*	*Cumulative revaluation difference as at 30 September 2026 VND*	*Cumulative revaluation difference as at 30 June 2026 VND*	*Recognized in operating results during the period VND*
1	VIC/12M/KAFI/C/EU/CASH/2501	3,943,350,689	4,333,290,000	(389,939,311)	(307,927,494)	(82,011,817)
2	VIC/15M/KAFI/C/EU/CASH/2502	5,933,589,791	8,210,468,000	(2,276,878,209)	(4,388,917,431)	2,112,039,222
3	Other covered warrants	26,691,154,375	15,680,080,000	11,011,074,375	4,965,176,293	6,045,898,082
		36,568,094,855	**28,223,838,000**	**8,344,256,855**	**268,331,368**	**8,075,925,487**

26. GAINS /(LOSSES) ON FINANCIAL INSTRUMENTS (continued)

26.4 Dividends and interest arising from FVTPL financial assets, loans and receivables

	Quarter 3 2026 *VND*	*Quarter 3 2025* *VND*	*Cumulative 2026* *VND*	*Cumulative 2025* *VND*
Interest income from loans and receivables	315,208,674,164	207,462,894,357	862,814,411,297	513,054,676,230
Interest income from FVTPL financial assets	182,467,027,446	119,213,583,515	559,371,631,574	322,725,771,530
	497,675,701,610	**326,676,477,872**	**1,422,186,042,871**	**835,780,447,760**

27. PROPRIETARY TRADING EXPENSES

	Quarter 3 2026 *VND*	*Quarter 3 2025* *VND*	*Cumulative 2026* *VND*	*Cumulative 2025* *VND*
Salary expenses and other salary-related contributions	4,789,523,680	4,071,338,789	13,770,734,998	9,902,565,055
Transaction costs	2,982,399,691	-	11,973,590,450	-
Office rental expenses	356,481,200	6,654,646,554	1,696,240,214	7,329,646,347
Depreciation expense of fixed assets	418,377,823	-	1,261,707,078	93,695,468
Other expenses	25,575,917	30,000,000	95,575,915	90,000,000
	8,572,358,311	**10,755,985,343**	**28,797,848,655**	**17,415,906,870**

28. SECURITIES BROKERAGE EXPENSES

	Quarter 3 2026 *VND*	*Quarter 3 2025* *VND*	*Cumulative 2026* *VND*	*Cumulative 2025* *VND*
Salary expenses and other salary-related contributions	3,634,184,742	40,209,551,974	69,128,195,604	85,899,528,208
Transaction costs	6,594,008,525	19,663,899,366	23,538,790,387	37,523,664,171
Office rental expenses	4,985,624,832	-	13,652,604,427	8,218,280,697
Depreciation expense of fixed assets	843,156,365	846,317,594	1,741,447,383	1,970,121,061
Other expenses	856,365,061	906,360,626	2,253,204,059	1,866,410,839
	16,913,339,525	**61,626,129,560**	**110,314,241,860**	**135,478,004,976**

29. SECURITIES DEPOSITORY EXPENSES

	Quarter 3 2026	*Quarter 3 2025*	*Cumulative 2026*	*Cumulative 2025*
	VND	*VND*	*VND*	*VND*
Securities depository expenses	2,241,672,355	1,957,378,450	6,325,389,104	4,981,602,430
Salary expenses and other salary-related contributions	1,491,037,202	1,131,142,567	4,715,448,550	1,484,714,442
	3,732,709,557	**3,088,521,017**	**11,040,837,654**	**6,466,316,872**

30. FINANCIAL INCOME

	Quarter 3 2026	*Quarter 3 2025*	*Cumulative 2026*	*Cumulative 2025*
	VND	*VND*	*VND*	*VND*
Realized and unrealized foreign exchange gains	9,511,653,633	7,017,262,345	20,841,947,978	16,228,368,389
Interest on non-term deposits	959,923,807	2,417,022,180	3,831,860,888	4,729,130,053
Other investment income	29,568,868,547	678,649,782	44,625,073,491	678,649,782
	40,040,445,987	**10,112,934,307**	**69,298,882,357**	**21,636,148,224**

31. FINANCIAL EXPENSES

	Quarter 3 2026	*Quarter 3 2025*	*Cumulative 2026*	*Cumulative 2025*
	VND	*VND*	*VND*	*VND*
Interest expense on borrowings from credit institutions	297,321,935,677	165,984,805,762	786,863,145,149	380,591,204,376
Interest expense on other borrowings	22,048,202,560	57,319,292,945	110,715,318,695	141,064,028,558
Realized and unrealized foreign exchange gains	1,592,926,252	6,226,497,390	14,184,124,010	15,037,257,121
Other financial expenses	29,866,235,593	6,976,408	57,123,896,410	6,976,408
	350,829,300,082	**229,537,572,505**	**968,886,484,264**	**536,699,466,463**

32. MANAGEMENT EXPENSES

	Quarter 3 2026	*Quarter 3 2025*	*Cumulative 2026*	*Cumulative 2025*
	VND	*VND*	*VND*	*VND*
Salary and allowance expenses	52,814,296,552	21,284,240,742	122,852,559,230	57,539,785,176
Office rental expenses	3,561,666,327	212,266,180	14,368,758,513	5,140,003,806
Outsourced service expenses	12,529,951,344	9,877,116,319	39,968,512,388	20,795,497,436
Office supplies expenses	1,681,812,606	1,256,035,268	5,482,810,287	3,405,080,273
Depreciation expense of fixed assets	2,888,263,659	2,629,849,408	9,154,676,101	6,244,688,411
Advertising expenses	5,422,139,368	6,908,940,881	13,452,571,954	10,278,964,718
Software expenses	10,629,405,816	4,991,277,569	24,202,655,254	12,441,498,110
Other expenses	1,083,657,888	792,615,794	3,016,885,646	1,564,057,826
	90,611,193,560	**47,952,342,161**	**232,499,429,373**	**117,409,575,756**

33. CORPORATE INCOME TAX

The corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profit (prior period: 20%).

The Company's tax filings are subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the amounts of tax reported in the financial statements may be changed at the final determination of the tax authorities.

33.1 CIT expense

The Company's total CIT expense for the period was as follows:

	Quarter 3 2026	*Quarter 3 2025*	*Cumulative 2026*	*Cumulative 2025*
	VND	*VND*	*VND*	*VND*
Current CIT expense	22,710,994,177	50,318,767,772	52,230,151,339	83,050,441,472
Deferred CIT (income)/expense	11,712,429,568	(10,989,927,091)	57,275,893,913	(14,575,834,855)
	34,423,423,745	**39,328,840,681**	**109,506,045,252**	**68,474,606,617**

33. CORPORATE INCOME TAX (continued)

33.2 Current CIT

Current corporate income tax payable is determined based on taxable income for the current year. Taxable income differs from income reported in the income statement 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 current corporate income tax payable is calculated based on tax rates that have been enacted at the end of the annual accounting period.

A reconciliation between current CIT expense and the amount determined by applying the CIT rate to accounting profit before tax is as follows:

	Quarter 3 2026 VND	*Quarter 3 2025 VND*
Net profit before tax	**540,887,864,490**	**341,587,943,616**
CIT at the rate of 20% applicable to the Company	108,177,572,898	68,317,588,723
Increasing adjustments	**2,076,879,181**	**14,732,852,749**
Revaluation difference on FVTPL financial assets	-	14,395,144,895
Non-deductible operating expenses	880,266,315	337,707,854
Additional payment following tax finalization	1,196,612,866	-
Decreasing adjustments	**58,024,300,740**	**-**
Revaluation difference on FVTPL financial assets	58,024,300,740	-
Current CIT expense	**52,230,151,339**	**83,050,441,472**
CIT payable at the beginning of the year	107,994,689,568	61,035,888,294
CIT payable arising during the period	52,230,151,339	83,050,441,472
CIT paid during the period	(109,190,077,259)	(61,035,888,294)
CIT payable at the end of the period	**51,034,763,648**	**83,050,441,472**

33. CORPORATE INCOME TAX (continued)

33.3 Deferred CIT

Movements in deferred corporate income tax during the period were as follows:

	Statement of financial position		*Income statement*	
	Ending balance VND	*Beginning balance VND*	*This period VND*	*Prior period VND*
Deferred CIT assets/liabilities				
Difference arising from revaluation of financial assets at FVTPL, issued covered warrants and foreign exchange differences	(49,696,205,044)	7,579,688,869	-	-
Difference arising from revaluation of AFS financial assets	(7,573,717,354)	10,202,414,104	-	-
Net deferred corporate income tax assets/(liabilities)	**(57,269,922,398)**	**17,782,102,973**	**-**	**-**
Deferred tax income/(expense) recognized in the income statement		**-**	**(57,275,893,913)**	**14,575,834,855**

34. ACCUMULATED OTHER COMPREHENSIVE INCOME

	Beginning balance VND	*Amount incurred VND*	*Ending balance VND*
Gain/(Loss) from revaluation of AFS financial assets	**(40,809,656,417)**	**71,104,525,832**	**30,294,869,415**

35. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to holders of ordinary shares of the Company by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to holders of ordinary shares of the Company by the weighted average number of ordinary shares outstanding during the balance period and the weighted average number of ordinary shares that would be issued assuming the conversion of all dilutive potential ordinary shares into ordinary shares.

The Company used the following information to calculate basic earnings per share:

	Quarter 3 2026 VND	*Quarter 3 2025 VND*
Net profit after tax attributable to holders of ordinary shares used to calculate basic earnings per share (VND)	**136,806,674,449**	**157,317,457,054**
Weighted average number of ordinary shares used to calculate basic earnings per share (shares)	750,000,000	557,065,217
Basic earnings per share (VND/share)	**182**	**282**

36. OTHER INFORMATION

36.1 Related party transactions

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and the other party are subject to common control or common significant influence. Related parties may be companies or individuals, including close family members of individuals considered to be related parties.

The list of related parties with significant transactions with the Company and the relationship between the Company and these related parties are as follows:

Related party	*Relationship*
Board of Directors	Key management personnel
Board of Management	Key management personnel

36. OTHER INFORMATION (continued)

36.1 Related party transactions (continued)

The Company's significant transactions with related parties during the period comprised:

Related party	*Nature of transaction*	*Quarter 3 2026 VND*	*Quarter 3 2025 VND*
Board of Management	Brokerage revenue	-	4,478,560
	Depository revenue	1,074,280	14,648
	Proceeds from borrowings	-	36,357,601,109
	Repayments of borrowings	-	54,273,174,479
	Interest expense	-	312,698,438
Board of Directors	Brokerage revenue	1,861,245	85,757,291
	Depository revenue	7,320,724	1,443,933
	Proceeds from borrowings	-	21,581,353,084
	Repayments of borrowings	-	51,593,459,057
	Interest expense	-	245,109,637
Supervisory Board	Remuneration	495,000,000	495,000,000

As at the end of the financial period, receivables from and payables to related parties were as follows:

		Receivable/Payable	
Related party	*Nature of transaction*	*As at 30 September 2026 VND*	*As at 31 December 2025 VND*
Board of Management	Receivables from securities services	-	-
	Borrowings	-	18,001,555,997
	Accrued loan interest	-	32,347,166
	Contributed capital	28,666,900,000	94,667,400,000
Board of Directors	Receivables from securities services	4,132,206	1,601,292
	Borrowings	-	20,681,506,504
	Accrued loan interest	-	42,262,909
	Other payables	53,312	784,099
	Contributed capital	159,986,900,000	231,362,400,000

36. OTHER INFORMATION (continued)

36.1 Related party transactions (continued)

Remuneration of each member of the Board of Directors, salaries of the Board of Management:

Full name	*Position*	*Quarter 3 2026 VND*	*Quarter 3 2025 VND*
Remuneration paid to members of the Board of Directors			
Mr. Le Quang Trung	Chairman of the Board of Directors (until 9 April 2026)	-	375,000,000
Mr. Nguyen Viet Cuong	Chairman of the Board of Directors (from 9 April 2026)	525,000,000	450,000,000
Mr. Tran Tuan Minh	Non-executive member	300,000,000	300,000,000
Mr. Ha Hoang Dung	Non-executive member	300,000,000	300,000,000
Mr. Trinh Thanh Can	Executive member	150,000,000	-
Mr. Diep The Anh	Executive member	90,000,000	-

Full name	*Position*	*Quarter 3 2026 VND*	*Quarter 3 2025 VND*
Salaries, bonuses and benefits paid to the Board of Management			
Mr. Trinh Thanh Can	General Director	789,141,000	784,566,000
Mr. Diep The Anh	Deputy General Director	487,698,143	479,267,383

36. OTHER INFORMATION (continued)

36.2 Segment information

Segment information by business lines

Unit: VND

	Brokerage and customer services	*Proprietary trading and Treasury*	*Corporate finance advisory and others*	*Total*
For the nine-month financial period ended 30 September 2026				
1. Revenue from securities business activities *(*)*	971,542,005,261	2,032,343,682,173	781,818,182	3,004,667,505,616
2. Expenses from securities business activities	(207,490,764,883)	(1,124,124,186,519)	-	(1,331,614,951,402)
Net income from business activities	**764,051,240,378**	**908,219,495,654**	**781,818,182**	**1,673,052,554,214**
1. Financial income	-	69,298,882,357	-	69,298,882,357
2. Financial expenses	(458,813,947,819)	(510,072,536,445)	-	(968,886,484,264)
Net financial expenses	**(458,813,947,819)**	**(440,773,654,088)**	**-**	**(899,587,601,907)**
Segment operating results	**305,237,292,559**	**467,445,841,566**	**781,818,182**	**773,464,952,307**
Management expenses				(232,499,429,373)
Net other income/(expenses)				(77,658,444)
Accounting profit before tax				**540,887,864,490**
Balance as at 30 September 2026				
1. Segment assets	12,363,977,419,991	13,745,900,322,158	-	26,109,877,742,149
2. Allocated assets	5,986,411,546	6,033,020,902	1,011,180,398	13,030,612,846
3. Unallocated assets				122,735,160,258
Total assets	**12,369,963,831,537**	**13,751,933,343,060**	**1,011,180,398**	**26,245,643,515,253**
4. Segment liabilities	87,178,341,932	35,929,520,651	-	123,107,862,583
5. Allocated liabilities	8,331,267,865,623	9,262,035,193,598	-	17,593,303,059,221
6. Unallocated liabilities				155,135,795,065
Total liabilities	**8,418,446,207,555**	**9,297,964,714,249**	**-**	**17,871,546,716,869**

(*) Revenue mainly comprises revenue from brokerage services, revenue from margin lending, revenue from investment advisory services and depository services.

36. OTHER INFORMATION (continued)

36.2 Segment information (continued)

Segment information by business lines (continued)

Unit: VND

	Brokerage and customer services	*Proprietary trading and Treasury*	*Corporate finance advisory and others*	*Total*
For the nine-month financial period ended 30 September 2025				
1. Revenue from securities business activities *(*)*	630,173,369,873	1,215,536,466,490	390,000,000	1,846,099,836,363
2. Expenses from securities business activities	(179,617,866,981)	(692,420,437,654)	-	(872,038,304,635)
Net income from business activities	**450,555,502,892**	**523,116,028,836**	**390,000,000**	**974,061,531,728**
1. Financial income	-	21,636,148,224	-	21,636,148,224
2. Financial expenses	(239,515,460,331)	(297,184,006,132)	-	(536,699,466,463)
Net financial expenses	**(239,515,460,331)**	**(275,547,857,908)**	**-**	**(515,063,318,239)**
Segment operating results	**211,040,042,561**	**247,568,170,928**	**390,000,000**	**458,998,213,489**
Management expenses				(117,409,575,756)
Net other income/ (expenses)				(694,117)
Accounting profit before tax				**341,587,943,616**
Balance as at 30 September 2025				
1. Segment assets	11,125,815,109,290	13,809,113,533,411	-	24,934,928,642,701
2. Allocated assets	8,471,359,497	5,994,074,403	-	14,465,433,900
3. Unallocated assets				98,101,748,769
Total assets	**11,134,286,468,787**	**13,815,107,607,814**	**-**	**25,047,495,825,370**
4. Segment liabilities	8,372,774,570	354,685,360,000	-	363,058,134,570
5. Allocated liabilities	7,362,016,380,810	9,134,581,618,364	-	16,496,597,999,174
6. Unallocated liabilities				378,455,420,277
Total liabilities	**7,370,389,155,380**	**9,489,266,978,364**	**-**	**17,238,111,554,021**

Segment information by geographical areas

The Company's operations are conducted mainly within the territory of Vietnam. Therefore, the Company does not present segment information by geographical areas.

37. EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

There were no events arising after the end of the Quarter 3 2026 accounting period that require adjustment to or disclosure in the Company's financial statements.

Ms. Phan Thi Kim Hue	Ms. Nguyen Thi Thu Nhi	Mr. Tran Nhat Tien	Mr. Trinh Thanh Can
Preparer	Chief Accountant	Chief Financial Officer	General Director

Ho Chi Minh City, Vietnam

Date 16 October 2026