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STATEMENT OF FINANCIAL POSITION

As at 30/09/2026

Code	ASSETS	Note	30/09/2026 VND	01/01/2026 VND
100	A. CURRENT ASSETS		7,256,026,585,489	4,032,869,894,864
110	I. Financial assets		6,866,738,026,642	4,027,239,823,783
111	1. Cash and cash equivalents	4	364,453,707,702	122,837,939,722
111.1	1.1 Cash		364,453,707,702	122,837,939,722
111.2	1.1 Cash equivalents		-	-
112	1. Financial assets at fair value through profit and loss (FVTPL)	5a)	3,651,029,427,598	504,958,915,423
113	2. Held-to-maturity investments (HTM)	5b)	864,063,027,448	1,788,575,880,181
114	3. Loans	5c)	1,924,531,136,665	1,565,247,402,928
116	4. Provision for impairment of financial assets and mortgage	6	(19,732,395,421)	(19,023,599,821)
117	5. Receivables	7	69,944,220,703	59,651,246,387
117.1	5.0 Receivables from disposal of financial assets		-	-
117.2	5.1 Receivables from and accruals for dividend and interest income		69,944,220,703	59,651,246,387
118	5. Prepayments to suppliers		1,201,623,360	174,059,256
119	6. Receivables from services provided by the Company	7	6,442,539,509	5,714,495,013
122	7. Other receivables	7	8,648,089,298	2,988,834,914
129	8. Provision for impairment of receivables	8	(3,843,350,220)	(3,885,350,220)
130	II. Other current assets		389,288,558,847	5,630,071,081
131	1. Advances		47,000,000	1,310,000,000
132	2. Tools, supplies		46,650,700	46,650,700
133	3. Short-term prepaid expenses		4,600,464,625	2,870,822,483
136	4. Taxes and other receivables from State budget		19,549,264	19,549,264
137	5. Other short-term assets	9	384,574,894,258	1,383,048,634
200	B. NON- CURRENT ASSETS		250,960,168,659	681,162,381,024
210	I. Long-term financial assets		150,000,000,000	580,000,000,000
212	1. Investments		150,000,000,000	580,000,000,000
212.1	1.1 Held-to-maturity investments (HTM)	10	150,000,000,000	580,000,000,000
220	II. Fixed assets		76,489,319,268	79,695,536,350
221	1. Tangible fixed assets	11	9,696,017,120	11,615,872,655
222	- Cost		32,866,986,801	32,627,886,801
223a	- Accumulated depreciation		(23,170,969,681)	(21,012,014,146)
227	2. Intangible fixed assets	12	66,793,302,148	68,079,663,695
228	- Cost		105,407,208,045	105,407,208,045
229a	- Accumulated amortization		(38,613,905,897)	(37,327,544,350)
240	IV. Construction in progress		-	-
250	V. Other long-term assets		24,470,849,391	21,466,844,674
251	1. Long-term deposits, collaterals and pledges		1,948,774,040	1,108,253,200
252	2. Long-term prepaid expenses		2,522,075,351	358,591,474
253	2. Deferred income tax assets		-	-
254	3. Deposits to Settlement Assistance Fund	13	20,000,000,000	20,000,000,000
260	VI. Provisions for long-term assets		-	-
270	TOTAL ASSETS		7,506,986,754,148	4,714,032,275,888

STATEMENT OF FINANCIAL POSITION

As at 30/09/2026
(continue)

Code	RESOURCES	Note	30/09/2026	01/01/2026
			VND	VND
300	C. LIABILITIES		3,418,076,347,531	3,117,771,571,701
310	I. Current liabilities		3,385,073,422,601	3,107,307,369,379
311	1. Short-term loans and debts	14	3,264,588,256,043	3,024,019,795,289
312	1.1 Short-term loans		3,264,588,256,043	3,024,019,795,289
318	2. Payables for securities transaction activities	15	2,232,157,867	7,763,245,195
320	3. Short-term trade payables		2,608,471,319	2,314,562,512
321	4. Advances from customers		11,496,231,631	439,048,119
322	5. Tax payables and statutory obligations	16	88,531,984,051	36,730,265,192
323	6. Payables to employees		558,269,249	15,178,104,284
324	7. Employee benefits		529,576,100	402,073,900
325	8. Short-term accrued expenses	17	4,736,715,944	13,584,114,249
327	9. Short-term unearned revenue		172,322,974	205,882,807
328	10. Short-term deposits, collateral received	18	117,000,000	117,000,000
329	11. Other short-term payables	19	163,999,330	189,269,986
331	12. Bonus and welfare fund		9,338,438,093	6,364,007,846
340	II. Long-term liabilities		33,002,924,930	10,464,202,322
356	1. Deferred tax payables		33,002,924,930	10,464,202,322
400	D. OWNER'S EQUITY		4,088,910,406,617	1,596,260,704,187
410	I. Owner's Equity	20	4,088,910,406,617	1,596,260,704,187
411	1. Share capital	20a	3,011,500,000,000	1,011,500,000,000
411.1	1.1 Contributed capital		3,011,500,000,000	1,011,500,000,000
411.1a	1.2 Ordinary shares with voting rights		3,011,500,000,000	1,011,500,000,000
412	1. Asset revaluation differences		-	-
414	2. Charter capital supplementary reserve fund		13,199,809,009	13,199,809,009
415	3. Operational risk and financial reserve fund		13,199,809,009	13,199,809,009
417	4. Undistributed earnings	20b	1,051,010,788,599	558,361,086,169
417.1	4.1 Realized earnings		844,868,210,943	516,504,276,880
417.2	4.2 Unrealized earnings		206,142,577,656	41,856,809,289
420	II. Non-business funds and other funds		-	-
440	TOTAL LIABILITIES AND OWNER'S EQUITY		7,506,986,754,148	4,714,032,275,888

OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS

Code	ITEM	Note	30/09/2026	01/01/2026
	ASSETS OF THE SECURITIES COMPANY AND ASSETS MANAGED UNDER AGREEMENTS			
	A.			
006	1.	Quantity of outstanding shares in circulation	301,150,000	101,150,000
008	2.	Financial assets listed/registered at the VSD of the Company	21 2,415,195,390,000	652,305,770,000
009	3.	The Company's non-traded financial assets deposited at tl	22 6,840,000	-
012	4.	The Company's financial assets which are not deposited at the VSD	23 708,575,220,000	523,917,970,000
013	5.	The Company's financial assets are entitled	53,846,200,000	24,440,000
0	B.	ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS		
021	1.	Financial assets listed/registered at the VSD of investors	24 26,771,753,576,000	30,214,742,905,000
021.1	a.	Unrestricted financial assets	13,522,909,836,000	19,045,548,865,000
021.2	b.	Restricted financial assets	2,121,641,960,000	1,369,929,100,000
021.3	c.	Mortgage financial assets	11,085,050,080,000	9,712,842,080,000
021.4	d.	Blocked financial assets	5,385,970,000	3,630,440,000
021.5	e.	Financial assets awaiting settlement	36,765,730,000	82,792,420,000
021.6	f.	Financial assets awaiting for loans	-	-
022	1.	Non-traded financial assets deposited at the VSD of investors	25 1,723,102,720,000	18,370,040,000
022.1	a.	Unrestricted and non-traded financial assets deposited at the VSD	55,886,720,000	18,066,240,000
022.2	b.	Restricted and non-traded financial assets deposited at the VSD	1,667,216,000,000	303,800,000
023	2.	Awaiting financial assets of investors	26 518,122,845,440	335,225,774,920
026	3	Investors' deposits	27 827,897,919,749	515,173,415,998
027	3.1	Investors' deposits for securities trading activities managed by the Company	827,891,253,599	515,166,749,848
030	3.2	Deposits of securities issuers	6,666,150	6,666,150

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031	4.	Payables to investors - Investors' deposits for securities trading activities managed by the Company	28	827,891,253,599	515,166,749,848
031.1	4.1	<i>Payables to domestic investors for deposits for securities trading activities managed by the Company</i>		824,142,646,039	513,757,464,209
031.2	4.2	<i>Payables to foreign investors for deposits for securities trading activities managed by the Company</i>		3,748,607,560	1,409,285,639
035	5.	Payables for dividend, principal and interest from bonds	29	6,666,150	6,666,150



Tran Thi Thu Phuong
 Preparer



Le Thi Thu Hien
 Chief Accountant



Nguyen Quang Dat
 General Director
 HaNoi, 19th October 2026

STATEMENT OF COMPREHENSIVE INCOME

3rd Quarter of 2026

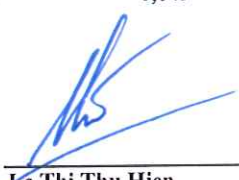
			3rd Quarter of 2026	3rd Quarter of 2025	CUMULATIVE THIS YEAR TO THE END OF THE QUARTER	ACCUMULATED FROM PREVIOUS YEAR TO END OF QUARTER	
Code		ITEM	Note	VND	VND	VND	VND
	I.	OPERATING INCOME					
01	1.1	Gain from financial assets at fair value through profit and loss (FVTPL)		411,793,200,552	20,973,343,476	661,727,921,058	54,287,191,299
01.1		a. Gain from disposal of financial assets at FVTPL	31.a)	267,880,906,918	16,047,800,764	354,754,867,169	46,211,604,492
01.2		b. Gain from revaluation of financial assets at FVTPL		109,590,033,303	4,036,957,910	267,091,135,795	6,802,822,818
01.3		c. Dividend, interest income from financial assets at FVTPL	31.b)	34,322,260,331	888,584,802	39,881,918,094	1,272,763,989
02	1.2	Gain from held-to-maturity (HTM) investments	31.b)	20,167,115,775	32,810,496,670	83,761,235,028	89,761,864,863
03	1.3	Gain from loans and receivables	31.b)	48,036,742,364	40,727,849,121	124,519,119,437	105,198,038,787
06	1.4	Revenue from brokerage services		15,388,295,626	37,620,424,955	59,751,680,321	70,111,452,404
07	1.5	Revenue from underwriting and issuance agent services		270,000,000	6,705,860,403	270,000,000	16,499,555,753
08	1.8	Revenue from securities investment advisory services		-	-	105,000,000	-
09	1.6	Revenue from securities custodian services		1,966,706,184	1,402,021,519	4,865,634,088	4,080,627,943
10	1.7	Revenue from financial advisory services		-	-	300,000,000	281,818,182
11	1.8	Revenue from other operating activities	31.c)	138,239,807	127,186,402	5,702,322,598	338,540,038
20		Total operating income		497,760,300,308	140,367,182,546	941,002,912,530	340,559,089,269
	II.	OPERATING EXPENSES					
21	2.1	Loss from financial assets at fair value through profit and loss (FVTPL)		37,144,939,435	2,752,867,841	85,618,426,514	8,112,883,739
21.1		a. Loss from disposal of financial assets at FVTPL	31.a)	1,685,784,066	202,041,401	5,351,781,694	1,500,812,996
21.2		b. Loss from revaluation of financial assets at FVTPL		35,459,155,369	2,550,826,440	80,266,644,820	6,612,070,743
24	2.3	Provision expenses for diminution in value and impairment of financial assets, doubtful receivables and borrowing costs of loans		(40,000,000)	1,488,194,060	4,074,842,677	5,158,923,657
26	2.4	Expenses for proprietary trading activities		3,474,788,537	3,764,389,847	7,891,209,306	10,834,015,982
27	2.5	Expenses for brokerage services		14,773,938,753	23,008,346,610	46,542,927,944	44,168,283,727
28	2.6	Expenses for underwriting and issuance agent services		-	1,059,644,257	-	5,347,475,629
30	2.7	Expenses for securities custodian services		1,274,053,209	856,467,124	3,125,905,721	2,407,538,380
32	2.8	Expenses for other operating	32	131,175,220	1,338,023	209,564,008	(905,884,143)
40		Total operating expenses		56,758,895,154	32,931,247,762	147,462,876,170	75,123,236,971
	III.	FINANCIAL INCOME					
42	3.1	Non-fixed dividend and interest income		507,409,649	483,601,582	1,322,502,880	957,654,710
44	3.2	Other income for investments		-	-	87,392,961	-
50		Total financial income		507,409,649	483,601,582	1,409,895,841	957,654,710
	IV.	FINANCIAL EXPENSES					
52	4.1	Borrowing costs		53,651,000,229	29,208,620,114	135,839,200,463	75,972,629,880
55	4.2	Other financial expenses		572,652,333	-	572,652,333	-

STATEMENT OF COMPREHENSIVE INCOME

3rd Quarter of 2026

Code	ITEM	Note	3rd Quarter of 2026	3rd Quarter of 2025	CUMULATIVE THIS YEAR TO THE END OF THE QUARTER	ACCUMULATED FROM PREVIOUS YEAR TO END OF QUARTER
			VND	VND	VND	VND
60	Total financial expenses		54,223,652,562	29,208,620,114	136,411,852,796	75,972,629,880
62	VI. GENERAL AND ADMINISTRATIVE EXPENSES	33	21,411,504,448	20,961,264,731	66,605,413,135	59,760,008,866
70	VII. OPERATING PROFIT		365,873,657,793	57,749,651,521	591,932,666,270	130,660,868,262
	VIII. OTHER INCOME AND EXPENSES		-	-		
71	8.1 Other income	34	10,617,334,892	1,338,610	10,620,646,052	3,797,501
72	8.2 Other expense		-	-	455,480,221	52,918,627
80	Total other operating profit		10,617,334,892	1,338,610	10,165,165,831	(49,121,126)
90	IX. TOTAL PROFIT BEFORE TAX		376,490,992,685	57,750,990,131	602,097,832,101	130,611,747,136
91	9.1 Realized profit		302,360,114,751	56,264,858,661	415,273,341,126	130,420,995,061
92	9.2 Unrealized profit		74,130,877,934	1,486,131,470	186,824,490,975	190,752,075
100	X. CORPORATE INCOME TAX EXPENSES		60,539,145,000	11,279,254,772	105,984,699,424	25,196,905,778
100.1	10.1 Current corporate income tax expenses	36	60,539,145,000	11,279,254,772	83,445,976,816	26,526,729,198
100.2	10.2 Deferred corporate income tax expenses	36	-	-	22,538,722,608	(1,329,823,420)
200	XI. PROFIT AFTER TAX		315,951,847,685	46,471,735,359	496,113,132,677	105,414,841,358
300	XII. OTHER COMPREHENSIVE INCOME AFTI		-	-		
301	12.1 Gain/(Loss) from revaluation of AFS financial assets		-	41,701,377,898	-	41,701,377,898
400	Total comprehensive income		-	41,701,377,898	-	41,701,377,898
500	XIII. NET INCOME ON COMMON SHARES					
501	13.1 Basic earnings per share (VND/share)	37	1,049			1,042


Tran Thi Thu Phuong
Preparer


Le Thi Thu Hien
Chief Accountant


Nguyen Quang Dat
General Director
HaNoi, 19th October 2026

STATEMENT OF CASH FLOWS

3rd Quarter of 2026
(Under Indirect method)

Code	ITEM	Note	CUMULATIVE THIS YEAR TO THE END OF THE QUARTER	ACCUMULATED FROM PREVIOUS YEAR TO END OF QUARTER
			VND	VND
	I. Cash flow from operating activities			
01	1. Profit before tax		602,097,832,101	130,611,747,136
02	2. Adjustments for		138,628,810,265	30,645,374,681
03	- Depreciation and amortisation		3,445,317,082	3,577,231,110
04	- Provisions		666,795,600	(1,010,000,000)
05	- Gains/losses from unrealized foreign exchange		-	-
06	- Interest expense		135,839,200,463	81,231,553,537
07	- Gains/losses from investing activities		(1,322,502,880)	(53,153,409,966)
08	- Interest income			
09	- Other adjustments			
10	3. Increase in non-monetary expenses		80,266,644,820	6,612,070,743
11	- Loss from revaluation of financial assets at FVTPL		80,266,644,820	6,612,070,743
18	4. Decrease in non-monetary income		(267,091,135,795)	(6,802,822,818)
19	- Gain from revaluation of financial assets at FVTPL		(267,091,135,795)	(6,802,822,818)
30	5. Operating profit before changes in working capital		(2,553,938,247,045)	(966,328,569,596)
31	- Increase/Decrease in financial assets at FVTPL		(2,959,246,021,200)	1,041,031,467,091
32	- Increase/Decrease in HTM investments		1,354,512,852,733	(1,384,600,051,342)
33	- Increase/Decrease in loans		(359,283,733,737)	(495,473,423,514)
36	- Increase/Decrease in receivables and accruals from dividend and interest income		(10,292,974,316)	(24,385,743,266)
37	- Increase/Decrease in receivables from services provided by the Company		10,329,139,016	(4,769,477,388)
39	- Increase/Decrease in other receivables		(6,686,818,488)	(107,337,210)
40	- Increase/Decrease in other assets		(381,928,845,624)	(246,273,569)
41	- Increase/Decrease in accrued expenses (excluding interest expenses)		(2,607,178,373)	(3,365,835,573)
42	- Increase/Decrease in prepaid expenses		(3,893,126,019)	553,791,401
43	- CIT paid		(37,835,000,307)	(26,842,126,529)
44	- Interest paid		(142,079,420,395)	(81,725,460,534)
45	- Increase/Decrease in trade payables		293,908,807	299,610,385
46	- Increase/Decrease in welfare benefits		127,502,200	124,056,000
47	- Increase/Decrease in tax and payables to the State (excluding CIT paid)		6,190,742,350	(846,684,289)
48	- Increase/Decrease in payables to employees		(14,619,835,035)	(43,775,097)
50	- Increase/Decrease in other payables		(5,589,917,817)	4,696,693,838
51	- Other receipts from operating activities		199,392,600	-
52	- Other payments from operating activities		(1,528,913,440)	9,372,000,000
60	Net cash flows from operating activities		(2,000,036,095,654)	(805,262,199,854)

STATEMENT OF CASH FLOWS

3rd Quarter of 2026
(Under Indirect method)

Code	ITEM	Note	CUMULATIVE THIS YEAR TO THE END OF THE QUARTER	ACCUMULATED FROM PREVIOUS YEAR TO END OF QUARTER
			VND	VND
	II. Cash flows from investing activities			
61	1. Payments for purchase and construction of fixed assets, investment properties and other long-term assets		(239,100,000)	(7,824,650,000)
65	3 Dividends and interest from long term investments received		1,322,502,880	53,153,409,966
70	Net cash flows from investing activities		1,083,402,880	45,328,759,966
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
71	1. Receipts from stocks issuing and capital contribution from equity owners		2,000,000,000,000	-
73	3. Proceeds from borrowings		14,707,727,324,838	32,448,901,229,320
73.2	3.2 Borrowings from others		14,707,727,324,838	32,448,901,229,320
74	4. Repayment of borrowings		(14,467,158,864,084)	(31,724,056,489,543)
74.3	4.3 Other repayment of borrowings		(14,467,158,864,084)	(31,724,056,489,543)
80	Net cash flows from financing activities		2,240,568,460,754	724,844,739,777
90	Net decrease/increase in cash and cash equivalents		241,615,767,980	(35,088,700,111)
101	Cash and cash equivalents at beginning of the period		122,837,939,722	104,236,513,302
101.1	Cash		122,837,939,722	104,236,513,302
101.2	Cash equivalents		-	-
103	Cash and cash equivalents at end of the period		364,453,707,702	69,147,813,191
103.1	Cash		364,453,707,702	69,147,813,191
103.2	Cash equivalents		-	-

Tran Thi Thu Phuong
Preparer

Le Thi Thu Hien
Chief Accountant



Nguyen Quang Dat
General Director
HaNoi, 19th October 2026

CASH FLOWS FROM BROKERAGE AND TRUST ACTIVITIES OF THE INVESTORS

3rd Quarter of 2026
(Under Indirect method)

Code	ITEM	Note	CUMULATIVE THIS YEAR TO THE END OF THE QUARTER	ACCUMULATED FROM PREVIOUS YEAR TO END OF QUARTER
			VND	VND
	I. Cash flows from brokerage and trust activities of the investors			
01	1	Cash receipts from disposal of brokerage securities of customers	69,419,604,848,303	24,742,494,498,085
02	2	Cash payments for acquisition of brokerage securities of customers	(45,584,681,946,368)	(24,488,201,192,465)
07	3	Cash receipts for settlement of securities transaction of customers	51,101,024,072,557	71,572,349,002,254
08	4	Cash payments for settlement of securities transaction of customers	(74,620,937,362,608)	(71,481,579,438,568)
11	5	Cash payments for custodian fees of customers	(2,285,108,133)	(2,131,971,735)
14	6	Cash receipt from securities issuers	360,962,872,936	215,182,472,815
15	7	Cash payments to securities issuers	(360,962,872,936)	(215,182,472,815)
20		Net increase/decrease in cash during the period	312,724,503,751	342,930,897,571
30	II. Cash and cash equivalents at the beginning of the period		515,173,415,998	234,765,718,130
31		Cash at banks at the beginning of the period:	515,173,415,998	234,765,718,130
32	-	Investors' deposits managed by the Company for securities trading activities	515,166,749,848	234,759,051,980
35	-	Deposits of securities issuers	6,666,150	6,666,150
40	III. Cash and cash equivalents at the end of the period		827,897,919,749	577,696,615,701
41		Cash at banks at the end of the period:	827,897,919,749	577,696,615,701
42	-	Investors' deposits managed by the Company for securities trading activities	827,891,253,599	577,689,949,551
45	-	Deposits of securities issuers	6,666,150	6,666,150


Tran Thi Thu Phuong
Preparer


Le Thi Thu Hien
Chief Accountant


Nguyen Quang Dat
General Director

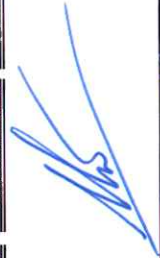
HaNoi, 19th October 2026

STATEMENT OF CHANGES IN OWNERS' EQUITY
3rd Quarter of 2026

ITEMS	Beginning balance		Increase/Decrease				Ending balance	
	01/01/2025	01/01/2026	Previous period		Current period		30/09/2025	30/09/2026
	VND	VND	Increase	Decrease	Increase	Decrease	VND	VND
1. Changes in owners' equity								
1 Share Capital	1,011,500,000,000	1,011,500,000,000	-	-	2,000,000,000,000	-	1,011,500,000,000	3,011,500,000,000
1.1 Ordinary shares with voting rights	1,011,500,000,000	1,011,500,000,000	-	-	2,000,000,000,000	-	1,011,500,000,000	3,011,500,000,000
2 Charter capital supplementary reserve fund	13,199,809,009	13,199,809,009	-	-	-	-	13,199,809,009	13,199,809,009
3 Operational risk and financial reserve fund	13,199,809,009	13,199,809,009	-	-	-	-	13,199,809,009	13,199,809,009
4 Difference from revaluation of financial assets at fair value	10,677,529,998	-	31,023,847,900	-	-	-	41,701,377,898	-
5 Undistributed earnings	387,253,634,898	558,361,086,169	109,292,406,870	(5,941,626,597)	527,898,976,118	(35,249,275,688)	490,604,415,171	1,051,010,788,599
5.1 Realized earnings	391,536,625,062	516,504,276,880	103,894,265,863	(2,064,061,085)	331,827,364,310	(3,463,430,247)	493,366,829,840	844,868,210,943
5.2 Unrealized earnings	(4,282,990,164)	41,856,809,289	5,398,141,007	(3,877,565,512)	196,071,611,808	(31,793,895,932)	(2,762,414,669)	206,142,577,656
TOTAL	1,435,830,782,914	1,596,260,704,187	140,316,254,770	(5,941,626,597)	2,527,898,976,118	(35,249,275,688)	1,670,205,411,087	4,088,910,406,617



Tran Thi Thu Phuong
Preparer



Le Thi Thu Hien
Chief Accountant



Nguyen Quang Dat
General Director

Hanoi, 19th October 2026

NOTES TO THE FINANCIAL STATEMENTS

3rd Quarter of 2026

1 . BACKGROUND

1.1 . Operating characteristics of the Securities Company

An Binh Securities Joint Stock Company was established pursuant to Business Registration Certificate No. 0103013960, first issued by the Hanoi Department of Planning and Investment on September 26, 2006; Business Registration Certificate No. 0102036848 for the 2nd amendment registered on December 26, 2022; Business Registration Certificate No. 0102036848 for the 3rd amendment registered on December 04, 2025; Business Registration Certificate No. 0102036848 for the 4th amendment registered on June 25, 2026 and operates under Securities Business License No. 16/UBCK-GPHĐKD issued by the State Securities Commission on September 29, 2006; Amendment License No. 178/UBCK-GP issued by the State Securities Commission on December 10, 2008; Amendment License No. 365/UBCK-GP issued by the State Securities Commission on November 02, 2010; Amendment License No. 19/GPĐC-UBCK dated February 26, 2018; Amendment License No. 79/GPĐC-UBCK dated September 16, 2021; and Amendment License No. 126/GPĐC-UBCK dated November 25, 2025; and Amendment License No. 77/GPĐC-UBCK dated June 24, 2026

The Company's head office is located at: 16th Floor, Geleximco Building, No. 36 Hoang Cau Street, O Cho Dua Ward, Hanoi City.

The Company's Charter of Operation was issued in October 2006 and most recently amended and supplemented in March 2026.

Company's Legal capital under Business License: VND 3,011,500,000,000, Contributed Legal capital as at 30/09/2026: VND 3,011,500,000,000; Equivalent to 301,150,000 shares with the price of VND 10,000 per share.

The Company's member entities are as follows:

- 1, Ho Chi Minh City Branch;
- 2, Hue City Branch;
- 3, Hai Phong City Branch;
- 4, Da Nang City Branch;
- 5, Thai Binh City Branch;
- 6, Bac Ninh City Branch;
- 7, Vung Tau City Branch;
- 8, Hanoi City Branch;
- 9, Representative Office in Son La.

1.2 . Business field

The Company's business activities include: securities brokerage; principal trading; securities investment advisory; financial advisory; securities underwriting and depository services.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting monetary unit

Annual accounting period commences from 1st January and ends as at 31st December.

The first fiscal year begins on September 29th, 2006 when the Company is granted a certificate of establishment and ends on December 31st, 2006.

The Company maintains its accounting records in VND.

2.2 . Accounting Standards and Accounting system

Accounting System

The Company applies the Accounting Regime for Securities Companies issued under Circular No. 210/2014/TT-BTC dated December 30th, 2014 of the Minister of Finance on accounting guidance applicable to securities companies (replacing Circular No. 95/2008/TT-BTC dated October 24th, 2008, Decision No. 99/2000/QĐ-BTC dated June 13rd, 2000, Circular No. 162/2010/TT-BTC dated October 20th, 2010); Circular No. 334/2016/TT-BTC dated December 27th, 2016 of the Minister of Finance, amending, supplementing and replacing appendices 02 and 04 of Circular 210/2014/TT-BTC.

Circular No. 210/2014/TT-BTC dated December 30, 2014 takes effect from January 1st, 2016 and Circular No. 334/2016/TT-BTC dated December 27th, 2016 takes effect from fiscal year 2016, except for the provisions on fair value taking effect from January 1st, 2017.

Announcement on compliance with Vietnamese standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

Form of accounting record

The Company is applying accounting record by computer.

2.3 . Cash and cash equivalents

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

Deposits from the sale of underwritten securities are funds received from the sale of underwritten securities at a designated commercial bank where the company acts as the securities underwriter (principal or sub-underwriter) (including funds received from securities sales agents) and deposits for principal, interest, and dividends of the issuer.

Securities transaction clearing deposits are the funds available for clearing and settlement by the Company and its clients on day T+x as required by the Vietnam Securities Depository Center (VSD), opened at a designated bank to settle the purchase and sale of securities based on the net clearing results.

Investor deposits for securities trading are presented as off-balance sheet items outside the financial statements.

2.4 . Financial assets

a) Initial recognition

Financial assets

Financial assets of the Company including cash and cash equivalents, financial assets at fair value through profit and loss (FVTPL), held-to-maturity investments (HTM), loans, available for sale financial assets (AFS) and receivables. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets, except financial assets at fair value through profit and loss (FVTPL) are identified by purchasing price/issuing cost.

Financial liabilities

Financial liabilities of the Company including loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

b) *Classification principles*

Financial assets at fair value through profit and loss (FVTPL): financial asset is classified as FVTPL if it was held for the purpose of selling or repurchasing in financial market through researching and analyzing with profit-taking expectation. The other financial assets are not classified to FVTPL when they are sold, they must be reclassified to FVTPL.

Financial assets FVTPL is a debt instrument at maturity which must be recognized as receivables and provision as doubtful debts (if any).

Held-to-maturity financial assets (HTM): are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Company has the positive intention and ability to hold to maturity, except for:

- Non-derivative financial assets that at the time of initial recognition were classified by the Company as recognized at value through profit/loss (FVTPL);
- Non-derivative financial assets that the Company has classified as available-for-sale (AFS); and
- Non-derivative financial assets satisfy the definition of loans and receivables.

Following initial recognition, held-to-maturity (HTM) financial assets are determined at amortized cost using the effective interest rate method.

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

Types of loan commitments made:

- Margin contract;
- Prepaid of selling securities contract.

After initial recognition, loans are measured at amortized cost using the real interest rate method, except for loans to financial assets recognized at fair value through profit or loss; Financial liabilities arising from the transfer a financial asset that are not eligible for discontinuance or when applicable in accordance with the continued relevant regulations; financial guarantee contracts.

Provision for impairment of loan value is set aside when the company incurs lending risks in lending operations in accordance with the provisions of the Securities Law due to customers' failure to perform or partial inability to perform or all of its obligations under the loan commitment. Provisions for impairment of loans include specific provisions and general provisions.

Available for sale financial assets (AFS): are the non-derivative financial assets that are determined as available for sale or are not classified as:

- Loans or Receivables;
- Held to maturity investments;
- Financial assets at fair value through profit and loss (FVTPL).

Financial assets that are invested by the Company but have no short-term investment objectives and long-term objectives have not been identified. Therefore, this is a limited financial asset classified in the Company's operations.

c) *Revalue financial asset principles*

Revaluation of financial assets FTVPL and AFS at market value or fair value is according to the method of valuation in accordance with the law.

Fair value/market value of financial assets is determined according to the provisions of Circular No. 48/2019/TT-BTC as follows:

- For listed securities (including listed stocks, fund certificates, derivatives, and covered warrants): the actual market price of securities is calculated based on the closing price at the latest date transactions as of the date of preparation of the financial statements.
- For shares registered for trading on the trading market for unlisted public companies and state-owned enterprises equitized through public offerings of securities (UPCoM), the actual market price of the securities shall be determined as the reference price of the trading day immediately preceding the balance sheet date, as announced by the Stock Exchange.

- For Government bonds: the actual bond price on the market is the average of the prices that the market maker commits to offer at a certain price in the bidding session according to the provisions of Decree No. 95/2018/ND-CP dated June 30, 2018 on issuance, registration, depository, listing and trading of Government debt instruments on the stock market; guiding documents of the Ministry of Finance and amendments, supplements or replacements, if any. In case there is no such committed price, the actual bond price on the market is the most recent transaction price at the Stock Exchange within 10 days from the date of preparing the financial statement. In case there is no transaction within 10 days from the date of preparing the annual financial statement, the enterprise does not make provisions for this investment.
- For local government bonds, government-guaranteed bonds and corporate bonds: the market price of local government bonds, government-guaranteed bonds and listed, registered corporate bonds is the most recent transaction price at the Stock Exchange within 10 days from the date of preparation of the financial statements. In case there is no transaction within 10 days from the date of preparation of the annual financial statements, the enterprise shall not make provisions for this investment.
- In case the securities have been listed on the market but have not been traded within 30 days; the securities have been delisted or suspended from trading or have stopped trading; the shares of a joint stock company have been registered for trading on the Upcom market but have not been traded within 30 days before the time of preparing the financial statements will be assessed for the possibility and level of price reduction based on the consideration of the financial situation and book value of the issuer as of June 30, 2022.

Securities without reference prices from the above sources will have their potential and extent of depreciation assessed based on a review of the issuer's financial situation and book value at the date of valuation.

2.5 . Long-term investment

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period for investments in subsidiaries, joint ventures or associates based on the Separate Financial Statements/Consolidated Financial Statements (if the investee is a Parent Company) of the subsidiary, joint venture or associate at the provision date. Provision for impairment of investments is made when the investee incurs a loss, except when the loss was planned in the investment decision. Provision for impairment of investments is made in accordance with Circular No. 114/2021/TT-BTC issued by the Ministry of Finance on December 17 2021

2.6 . Short-term and long-term deposits received

Deposits received are recording amounts enterprises received deposits related to business to be performed in compliance with regulations of law in force. Deposits received are not under assets of the Company, the Company has to manage separately from monetary assets of the Company.

2.7 . Short-term and long-term receivables

Receivables from sale of financial assets: reflects the total value receivable when selling financial assets in the Company's financial asset portfolio (not through the Stock Exchanges), including the maturity value of financial assets or liquidation of these financial assets.

Receivables from and accruals for dividend and interest income: reflecting receivables from and accruals for dividend and interest income belonging to the Company's financial asset list.

Receivables of services rendered by the Company: reflecting receivables of the Company with the Stock Exchange, the Vietnam Securities Depository (VSD), the Investors are clients of the Company, with Securities issuing organizations or underwriters of securities and receivables from securities trading activities.

Provision for impairment of receivables: The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

The provision for bad debts is made for each bad debts as follow:

Overdue period	Provision rate
From over six (06) months to less than one (01) year	30%
From one (01) year to less than two (02) years	50%
From two (02) years to less than three (03) years	70%
From three (03) years and above	100%

2.8 . Fixed assets, Finance lease fixed assets and Investment properties

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Depreciation is provided on a straight-line basis. Annual rates calculated to write off the cost of each asset evenly over its expected useful life as follows:

- Buildings, structures	05 - 50	year
- Machinery, equipment	03 - 08	year
- Transportation equipment	10	year
- Office equipment and furniture	04 - 06	year
- Other assets	02 - 08	year
- Land use rights with indefinite useful life	-	year
- Management software	03 - 08	year

2.9 . Prepaid expenses

Prepaid expenses related only to operating costs of one fiscal year or one business cycle are recognised as short-term prepaid expenses and charged to operating expenses in that fiscal year.

Prepaid expenses incurred during the year but related to business operations of several years are recorded as long-term prepaid expenses and are amortised to the income statement in several years.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature of those expenses to select a reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

2.10 . Short-term and long-term payables

Payables is presented according to term of payables, details for every entity, details for each type of currency and the other factors due to the management of the Company.

Loans: reflects the situation of bond issuance and bond payment; reflect the temporary borrowings and repayment the loans of the Company to the Bank, Vietnam Securities Depository Center, Settlement Assistance Fund or other borrowers in accordance with the regulations on lending activities applicable to securities companies.

Payables for securities transaction activities: reflect the payment situation about Fees for securities trading activities, Securities services for the Stock Exchange, Vietnam Securities Depository (VSD), payable to the Securities release agent.

Payables to a securities issuing organization: reflecting the Securities Issuing Organization payable's receipt and payment of disposing underwriting securities by The Company in the primary or secondary issuing company Primary or secondary securities, including the circumstance which the issued company disposed securities through agents.

2.11 . Accrued expenses

Expenses not yet occurred may be charged in advance into production and operating costs in order to ensure when these expenses arise, they do not make material influence on production and operating costs on the basis of suitability between revenue and cost. When these expenses arise, if there is any difference with the amount charged, accountants additionally record or make decrease to cost equivalent to the difference.

2.12 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Realised profit during the period is the net difference between total revenue and income, and total expenses in the statement of comprehensive income of the Company. The profit is used to allocate for the owner will not contains losses realized at the beginning and losses not yet realized until distributing of interest to the owners. The distribution of the Company's profits to the owner must be transparent and in accordance with the securities law and other relevant laws applicable to the securities company, Charter of the securities company, Resolution of the General Meeting of Shareholders. Profits have distributed income to capital contributing members or shareholders after subtracting the tax liabilities to be calculated on the income they are entitled to.

2.13 . Revenue

Rendering of services

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, each period's revenue should be recognized by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

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

The stage of completion of a transaction may be determined by surveys of work completed method

Income from securities trading

Income from disposing of proprietary financial assets FVTPL is determined as the difference between the selling price and the cost of the number of FVTPL financial assets sold. Income from sale of financial assets is income earned.

Income from an increasing revalue of FVTPL proprietary financial assets at fair value. Income from revaluation financial asset in FVTPL proprietary financial assets are unrealized income.

Income derived from FVTPL, HTM, loans including: loan interest arising on loans in accordance with the Law on Securities; Dividends, dividends distributed from stock, bond interest; Interest derived from fixed deposits.

Dividends and profit arising from financial assets belonging to the Company's portfolio: FVTPL, HTM, and AFS are recognized when the Company is entitled to receive dividends from the ownership of the shares already established.

2.14 . Operating expenses and general and administrative expenses

Costs are recognized into operating costs when it may decrease economic benefits at the generating time or it may be determined in a certain way, no distinction it was paid or not.

2.15 . Taxation

a) *Deferred income tax asset and Deferred income tax liability*

Deferred income tax assets are determined based on the total deductible temporary differences and the carry-forward deductible value of unused tax losses and tax credits. Deferred income tax liabilities are determined based on taxable temporary differences at the end of the accounting period.

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate (or corporate income tax rate which is estimated to change in the future if the deferred income tax asset or deferred income tax liability are reversed when the new tax rates have been enacted), tax rates and tax laws enacted at the end of accounting period.

Deferred income tax asset and Deferred income tax liability shall be offset against each other when preparing the Statement of Financial position.

b) *Current corporate income tax expenses and Deferred corporate income tax expenses*

Current corporate income tax expenses are determined based on taxable income for the period and the corporate income tax rate of the current accounting period.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

2.16 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;

Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;

Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

3 . VALUE OF SECURITIES TRANSACTION DURING THE PERIOD

	Volume of securities transaction this the period	Value of securities transaction this the period
		VND
Securities company	112,233,570	14,078,611,701,314
- Shares	32,401,700	565,185,735,000
- Bonds	71,897,918	12,587,854,354,208
- Valuable Papers	7,933,952	925,571,612,106
Investors	606,420,627	12,685,032,946,221
- Shares	602,129,336	12,218,722,400,570
- Bonds	4,235,271	465,582,521,101
- Fund certificates	56,020	728,024,550
- Other securities	-	-
	718,654,197	26,763,644,647,535

4 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash at bank	364,453,707,702	122,837,939,722
Cash in transit	-	-
Cash equivalents	-	-
	364,453,707,702	122,837,939,722

5 . FINANCIAL ASSETS

a) Financial assets at fair value through profit and loss (FVTPL)

	30/09/2026		01/01/2026	
	Book value	Fair value	Book value	Fair value
	VND	VND	VND	VND
Listed Shares	177,511,847,460	186,811,354,902	26,588,860,363	16,626,329,102
Unlisted Shares	753,887,129,358	987,123,579,357	81,803,856,317	142,714,490,857
Unlisted Bonds	2,232,120,271,532	2,229,080,153,459	342,405,874,137	343,805,688,844
Fund certificates	51,663,676,662	51,313,339,880	1,839,312,995	1,812,406,620
Certificate of deposit	196,701,000,000	196,701,000,000	-	-
	3,411,883,925,012	3,651,029,427,598	452,637,903,812	504,958,915,423

b) Held-to-maturity investments (HTM)

	30/09/2026	01/01/2026
	VND	VND
Short-term time deposits	864,063,027,448	1,649,836,146,809
Bonds of VinGroup Joint Stock Company	-	28,739,733,372
Certificate of deposit (CD)	-	110,000,000,000
	864,063,027,448	1,788,575,880,181

c) Loans

	30/09/2026		01/01/2026	
	Book value	Fair value	Book value	Fair value
	VND	VND	VND	VND
Margin operation	1,774,996,381,523	1,755,263,986,102	1,337,021,789,246	1,317,998,189,425
Prepaid of selling securities operation	149,534,755,142	149,534,755,142	228,225,613,682	228,225,613,682
	1,924,531,136,665	1,904,798,741,244	1,565,247,402,928	1,546,223,803,107

The fair value of loans is determined as the book value of the loans minus the allowance for impairment of loans.

AN BINH SECURITIES JOINT STOCK COMPANY
16th Floor, Geleximco Building, No. 36 Hoang Cau Street,
O Cho Dua Ward, Hanoi City

5 - FINANCIAL ASSETS

Fluctuation of market value

	30/09/2026				01/01/2026			
	Book value	Increase	Decrease	Revaluation value	Book value	Increase	Decrease	Revaluation value
Listed Shares	177,511,847,460	22,279,391,061	(12,979,883,619)	186,811,354,902	26,588,860,363	-	(9,962,531,261)	16,626,329,102
- SHN	29,259,173,055	21,737,706,945	-	50,996,880,000	21,100,892,637	-	(9,987,404,637)	11,113,488,000
- NT2	29,947,010,000	-	(5,586,180,000)	24,360,830,000	-	-	-	-
- Others	118,305,664,405	541,684,116	(7,393,703,619)	111,453,644,902	5,487,967,726	-	24,873,376	5,512,841,102
Unlisted Shares	753,887,129,358	236,651,039,407	(3,414,589,408)	987,123,579,357	81,803,856,317	60,910,634,540	-	142,714,490,857
- An Binh Commercial Joint Stock Bank	714,949,103,915	236,398,236,085	-	951,347,340,000	32,405,683,002	60,842,914,998	-	93,248,598,000
- An Hoa Paper Joint Stock Company	3,754,300,000	-	-	3,754,300,000	41,842,300,000	-	-	41,842,300,000
- Exim Land Corporation	3,230,000,000	-	-	3,230,000,000	3,230,000,000	-	-	3,230,000,000
- Vietnam Public Joint Stock Commercial Bank	957,605,000	-	-	957,605,000	957,605,000	-	-	957,605,000
- Others	30,996,120,443	252,803,322	(3,414,589,408)	27,834,334,357	3,368,268,315	67,719,542	-	3,435,987,857
Unlisted Bonds	2,232,120,271,532	1,514,863,651	(4,554,981,724)	2,229,080,153,459	342,405,874,137	1,399,814,707	-	343,805,688,844
- Bonds of Van Huong Investment and Tourism Joint Stock Company	622,337,762,671	1,501,055,251	(4,554,981,724)	619,283,836,198	342,405,874,137	1,399,814,707	-	343,805,688,844
- Bonds of New Times T&T Joint Stock Company	683,978,301,106	-	-	683,978,301,106	-	-	-	-
- Bond of Sai Gon Capital Joint Stock Company	741,356,551,141	-	-	741,356,551,141	-	-	-	-
- Other bonds	184,447,656,614	13,808,400	-	184,461,465,014	-	-	-	-
Fund certificate	51,663,676,662	-	(350,336,782)	51,313,339,880	1,839,312,995	-	(26,906,375)	1,812,406,620
Certificates of deposit	196,701,000,000	-	-	196,701,000,000	-	-	-	-
Total	3,411,883,925,012	260,445,294,119	(21,299,791,533)	3,651,029,427,598	452,637,903,812	62,310,449,247	(9,989,437,636)	504,958,915,423

6 . PROVISION FOR IMPAIRMENT OF FINANCIAL ASSETS AND MORTGAGE ASSETS

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Provision for impairment of loans	(19,732,395,421)	(19,023,599,821)
	<u>(19,732,395,421)</u>	<u>(19,023,599,821)</u>

7 . SHORT-TERM ACCOUNTS RECEIVABLE

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Receivables from sale of investments	-	-
Receivables from and accruals for dividend and interest income	69,944,220,703	59,651,246,387
Receivables from services provided by the Company	6,442,539,509	5,714,495,013
Other receivables	8,648,089,298	2,988,834,914
	<u>85,034,849,510</u>	<u>68,354,576,314</u>

8 . PROVISION FOR IMPAIRMENT OF RECEIVABLES

	Amount of doubtful debt	30/09/2026			01/01/2026
		Beginning	Provision	Reversal	Closing
	VND	VND	VND	VND	VND
Provision for impairment of other receivables	4,020,350,220	(3,885,350,220)	-	42,000,000	(3,885,350,220)
- Nguyen Hoai Anh	1,390,282,667	(1,390,282,667)	-	-	(1,390,282,667)
- Mai My Trang	1,186,912,000	(1,186,912,000)	-	-	(1,186,912,000)
- Sunshine Cab Joint Stock Company	450,000,000	(315,000,000)	-	-	(315,000,000)
- Others	993,155,553	(993,155,553)	-	42,000,000	(993,155,553)
	4,020,350,220	(3,885,350,220)	-	42,000,000	(3,885,350,220)

9 . OTHER SHORT-TERM ASSETS

	30/09/2026	01/01/2026
	VND	VND
Receivables from other customers	1,216,926,000	1,216,926,000
Other receivables	383,357,968,258	166,122,634
	<u>384,574,894,258</u>	<u>1,383,048,634</u>

10 LONG -TERM FINANCIAL ASSETS

Held-to-maturity investments (HTM)

	30/09/2026	01/01/2026
	VND	VND
Bonds of Joint Stock Commercial Bank for Investment and Development of Vietnam	50,000,000,000	100,000,000,000
Bonds of Van Huong Investment and Tourism Joint Stock Company	-	380,000,000,000
Vietinbank Private Tier 2 Capital Increase Bonds	100,000,000,000	100,000,000,000
	<u>150,000,000,000</u>	<u>580,000,000,000</u>

11 . TANGIBLE FIXED ASSETS

	Buildings	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Original cost						
As at 01/01/2026	220,000,001	29,914,427,800	2,413,680,000	79,779,000	-	32,627,886,801
Purchase	-	-	-	239,100,000	-	239,100,000
Finished construction investment	-	-	-	-	-	-
Others	-	-	-	-	-	-
Transferring into investment properties	-	-	-	-	-	-
Liquidating, disposed	-	-	-	-	-	-
Others	-	-	-	-	-	-
As at 30/09/2026	220,000,001	29,914,427,800	2,413,680,000	318,879,000	-	32,866,986,801
Accumulated depreciation						
As at 01/01/2026	220,000,001	19,011,961,269	1,744,669,187	35,383,689	-	21,012,014,146
Depreciation	-	2,022,750,289	102,052,503	34,152,743	-	2,158,955,535
Others	-	-	-	-	-	-
Transferring into investment properties	-	-	-	-	-	-
Liquidating, disposed	-	-	-	-	-	-
Others	-	-	-	-	-	-
As at 30/09/2026	220,000,001	21,034,711,558	1,846,721,690	69,536,432	-	23,170,969,681
Net carrying amount						
As at 01/01/2026	-	10,902,466,531	669,010,813	44,395,311	-	11,615,872,655
As at 30/09/2026	-	8,879,716,242	566,958,310	249,342,568	-	9,696,017,120

12 . INTANGIBLE FIXED ASSETS

	Invention copyright	Land use rights	Software	Total
		VND	VND	VND
Original cost				
As at 01/01/2026	-	61,500,000,000	43,907,208,045	105,407,208,045
Purchase	-	-	-	-
Reclassification	-	-	-	-
Liquidating, disposed	-	-	-	-
Decrease due to reclassification	-	-	-	-
As at 30/09/2026	-	61,500,000,000	43,907,208,045	105,407,208,045
Accumulated depreciation				
As at 01/01/2026	-	-	37,327,544,350	37,327,544,350
Depreciation	-	-	1,286,361,547	1,286,361,547
Reclassification	-	-	-	-
Liquidating, disposed	-	-	-	-
Decrease due to reclassification	-	-	-	-
As at 30/09/2026	-	-	38,613,905,897	38,613,905,897
Net carrying amount				
As at 01/01/2026	-	61,500,000,000	6,579,663,695	68,079,663,695
As at 30/09/2026	-	61,500,000,000	5,293,302,148	66,793,302,148

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13 DEPOSITS TO SETTLEMENT ASSISTANCE FUND

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Initial deposit	120,000,000	120,000,000
Additional deposit	11,783,064,342	11,783,064,342
Allocated interest	8,096,935,658	8,096,935,658
Ending balance	<u>20,000,000,000</u>	<u>20,000,000,000</u>

14 . SHORT-TERM LOANS AND DEBTS

	<u>01/01/2026</u>	<u>Amount of loan during the period</u>	<u>Amount paid during the period</u>	<u>30/09/2026</u>
	VND	VND	VND	VND
Short-term loans	3,024,019,795,289	14,707,727,324,838	14,467,158,864,084	3,264,588,256,043
- Bank Loan	2,600,300,000,000	8,996,300,000,000	8,498,100,000,000	3,098,500,000,000
- Others	423,719,795,289	5,711,427,324,838	5,969,058,864,084	166,088,256,043
	<u>3,024,019,795,289</u>	<u>14,707,727,324,838</u>	<u>14,467,158,864,084</u>	<u>3,264,588,256,043</u>

15 . PAYABLES FOR SECURITIES TRANSACTION ACTIVITIES

	30/09/2026	01/01/2026
	VND	VND
Payable for collaborator commission	-	1,778,816,885
Payable for buy additional issued shares	191,260,000	5,805,790,000
Other payables	2,040,897,867	178,638,310
	<u>2,232,157,867</u>	<u>7,763,245,195</u>

16 . TAX PAYABLES AND STATUTORY OBLIGATIONS

	30/09/2026	01/01/2026
	VND	VND
Corporate income tax	78,445,976,816	32,835,000,307
Personal income tax	10,050,517,216	3,889,761,963
Value added tax	35,490,019	5,502,922
	<u>88,531,984,051</u>	<u>36,730,265,192</u>

17 . ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
Accrued expenses for advisory and transaction selling financial assets	1,291,118,088	3,762,535,378
Accrued interest expenses	2,583,670,856	8,823,890,788
Other accrued expenses	861,927,000	997,688,083
	<u>4,736,715,944</u>	<u>13,584,114,249</u>

18 . DEPOSITS, COLLATERAL RECEIVED

a) Short-term

	30/09/2026	01/01/2026
	VND	VND
Receive deposits for securities services	117,000,000	117,000,000
	<u>117,000,000</u>	<u>117,000,000</u>

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19 . OTHER SHORT-TERM PAYABLES

a) Short-term

	30/09/2026	01/01/2026
	VND	VND
Others	163,999,330	189,269,986
	163,999,330	189,269,986

20 . OWNER'S EQUITY

a) Details of owner's invested capital

	Rate (%)	30/09/2026 VND	Rate (%)	01/01/2026 VND
Geleximco Group- Joint Stock Company	1.65%	49,563,500,000	45.85%	463,795,170,000
Mr Nguyen Van Anh	2.25%	67,649,180,000	6.69%	67,649,180,000
Mr Vu Duc Chinh	3.60%	108,550,710,000	10.73%	108,550,710,000
Ms Vu Thi Minh Trang	2.49%	75,103,500,000	7.45%	75,388,500,000
Others	90.01%	2,710,633,110,000	29.27%	296,116,440,000
	100%	3,011,500,000,000	100%	1,011,500,000,000

b) Undistributed earnings

	30/09/2026 VND	01/01/2026 VND
- Realized undistributed earnings	844,868,210,943	516,504,276,880
- Unrealized earnings	206,142,577,656	41,856,809,289
	1,051,010,788,599	558,361,086,169

c) Capital transactions with owners and distribution of dividends and profits

	Accumulated from the beginning of the year to 3rd Quarter 2026 VND	Accumulated from the beginning of the year to 3rd Quarter 2025 VND
Owner's invested capital	3,011,500,000,000	1,011,500,000,000
- At the beginning of the period	1,011,500,000,000	1,011,500,000,000
- Increase in the the period	2,000,000,000,000	-
- Decrease in the the period	-	-
- At the ending of the period	3,011,500,000,000	1,011,500,000,000
Distributed dividends and profit	-	-
- Distributed dividends on last the period profit	-	-

d) Stock

	30/09/2026	01/01/2026
Quantity of Authorized issuing stocks	301,150,000	101,150,000
Quantity of issued stocks	301,150,000	101,150,000
- Common stocks	301,150,000	101,150,000
Quantity of circulation stocks	301,150,000	101,150,000
- Common stocks	301,150,000	101,150,000
Par value per stock (VND)	10,000	10,000

21 . FINANCIAL ASSETS LISTED/REGISTERED AT THE VSD OF THE COMPANY

	30/09/2026	01/01/2026
	VND	VND
Unrestricted financial assets	2,314,683,390,000	551,854,770,000
Restricted financial assets	-	-
Mortgage financial assets	100,000,000,000	100,000,000,000
Blocked and temporarily held financial assets	-	-
Financial assets awaiting settlement	512,000,000	451,000,000
	2,415,195,390,000	652,305,770,000

22 . THE COMPANY'S NON-TRADED FINANCIAL ASSETS DEPOSITED AT THE VSD

	30/09/2026	01/01/2026
	VND	VND
Unrestricted and non-traded financial assets deposited at the VSD	6,840,000	-
	6,840,000	-

23 . THE COMPANY'S FINANCIAL ASSETS WHICH ARE NOT DEPOSITED AT THE VSD

	30/09/2026	01/01/2026
	VND	VND
The Company's financial assets which are not deposited at the VSD	708,575,220,000	523,917,970,000
	708,575,220,000	523,917,970,000

24 . FINANCIAL ASSETS LISTED/REGISTERED AT THE VSD OF INVESTORS

	30/09/2026	01/01/2026
	VND	VND
Unrestricted financial assets	13,522,909,836,000	19,045,548,865,000
Restricted financial assets	2,121,641,960,000	1,369,929,100,000
Mortgage financial assets	11,085,050,080,000	9,712,842,080,000
Blocked financial assets	5,385,970,000	3,630,440,000
Financial assets awaiting settlement	36,765,730,000	82,792,420,000
	26,771,753,576,000	30,214,742,905,000

25 . NON-TRADED FINANCIAL ASSETS DEPOSITED AT THE VSD OF INVESTORS

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Unrestricted and non-traded financial assets deposited at the VSD	55,886,720,000	18,066,240,000
Restricted and non-traded financial assets deposited at the VSD	<u>1,667,216,000,000</u>	<u>303,800,000</u>
	<u>1,723,102,720,000</u>	<u>18,370,040,000</u>

26 . FINANCIAL ASSETS PENDING SETTLEMENT OF INVESTORS

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Financial assets pending settlement of investors	518,122,845,440	335,225,774,920
	<u>518,122,845,440</u>	<u>335,225,774,920</u>

27 . INVESTORS' DEPOSITS

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Investors' deposits for securities trading activities managed by the Company	827,891,253,599	515,166,749,848
1 Domestic investors	824,142,646,039	513,757,464,209
2 Foreign investors	3,748,607,560	1,409,285,639
Deposits of securities issuers	6,666,150	6,666,150
2 Deposits for dividend payment of securities issuers	<u>6,666,150</u>	<u>6,666,150</u>
	<u>827,897,919,749</u>	<u>515,173,415,998</u>

28 . PAYABLES TO INVESTORS

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Payables to investors - Investors' deposits for securities trading activities managed by the Company	827,891,253,599	515,166,749,848
1.1 Domestic investors	824,142,646,039	513,757,464,209
1.2 Foreign investors	3,748,607,560	1,409,285,639
	<u>827,891,253,599</u>	<u>515,166,749,848</u>

29 . PAYABLES FOR DIVIDEND, PRINCIPAL AND INTEREST FROM BONDS

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
Payables for dividend, principal and interest from bonds to investors	6,666,150	6,666,150
	<u>6,666,150</u>	<u>6,666,150</u>

30 . LOAN PAYABLES OF INVESTORS TO THE COMPANY

	<u>30/09/2026</u>	<u>01/01/2026</u>
	VND	VND
1. Margin transaction payables	1,774,996,381,523	1,337,021,789,246
1.1 Principal of margin transaction	1,774,996,381,523	1,337,021,789,246
Domestic investors	1,774,996,381,523	1,337,021,789,246
2. Prepaid of selling securities operation payables	149,534,755,142	228,225,613,682
2.1 Principal of prepaid of selling securities operation	149,534,755,142	228,225,613,682
Domestic investors	149,534,755,142	228,225,613,682
	<u>1,924,531,136,665</u>	<u>1,565,247,402,928</u>

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31 . OPERATING INCOME

a) Gains, losses from disposal of financial assets

	Quantity	Total amount VND	Cost of goods sold VND	Gain, loss from trading shares of 3rd Quarter 2026		Gain, loss from trading shares of 3rd Quarter 2025	
				Gain VND	Loss VND	Gain VND	Loss VND
1. Listed Shares	7,217,800	76,686,135,000	55,426,721,100	22,163,548,800	904,134,900	364,870,112	61,875,454
2. Unlisted Shares	10,600,000	199,280,000,000	155,049,601,187	44,230,398,813	-	-	-
3. Listed Bonds	32,740,000	3,355,348,160,000	3,355,946,420,000	105,266,667	703,526,667	29,933,333	139,164,201
4. Unlisted Bonds	2,612,812	3,067,084,970,643	2,868,356,941,597	198,806,151,545	78,122,499	15,652,997,319	1,001,746
5. Other Valuable Papers	3,470,701	678,377,065,506	675,801,524,413	2,575,541,093	-	-	-
	56,641,313	7,376,776,331,149	7,110,581,208,297	267,880,906,918	1,685,784,066	16,047,800,764	202,041,401

b) Dividend, interest income from financial assets at FVTPL, loans, HTM, AFS

	3rd Quarter of 2026	3rd Quarter of 2025
	VND	VND
- Financial assets at fair value through profit and loss (FVTPL)	34,322,260,331	888,584,802
- Held-to-maturity investments (HTM)	20,167,115,775	32,810,496,670
- Loans	48,036,742,364	40,727,849,121
	102,526,118,470	74,426,930,593

c) Revenue outside of financial assets income

	3rd Quarter of 2026	3rd Quarter of 2025
	VND	VND
Other revenue	138,239,807	127,186,402
<i>Of which:</i>		
- Property rental revenue	32,727,273	32,727,273
- Other revenue	105,512,534	94,459,129
Net revenue from other operating activities	138,239,807	127,186,402

32 . EXPENSES OTHER THAN FINANCIAL ASSETS EXPENSES

	3rd Quarter of 2026	3rd Quarter of 2025
	VND	VND
Operating expenses for providing other services	131,175,220	1,338,023
<i>Of which:</i>	-	-
- Cost of paying principal, interest and dividends on bonds on behalf of the Issuing Organization	2,515,135	1,338,023
- Other service costs	170,660,085	-
- Provision for doubtful debts and handling of doubtful debts losses related to providing securities services	(42,000,000)	-
Operating expenses for providing other services	131,175,220	1,338,023

33 . GENERAL ADMINISTRATIVE EXPENSES

	3rd Quarter of 2026	3rd Quarter of 2025
	VND	VND
Labour expenses	13,249,613,550	14,364,547,848
Supplies	209,763,880	441,598,783
Tools	276,136,608	91,657,503
Depreciation and amortisation	1,151,153,028	1,231,289,822
Tax, fees and charge	3,613,230	980,353
Other expenses	6,521,224,152	4,831,190,422
	21,411,504,448	20,961,264,731

34 . OTHER INCOME

	3rd Quarter of 2026	3rd Quarter of 2025
	VND	VND
Liquidating, disposed	-	-
Others	10,617,334,892	1,338,610
	10,617,334,892	1,338,610

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35 . SEGMENT REPORTING
Under business fields

	Brokerage services, securities custodian services	Proprietary trading activities	Others	Grant total
	VND	VND	VND	VND
Revenue from operating activities	64,617,314,409	745,489,156,086	130,626,442,035	941,002,912,530
Segment expenses	49,668,833,665	93,509,635,820	4,284,406,685	147,462,876,170
Unallocated revenue	-	-	-	1,409,895,841
Unallocated expenses	-	-	-	203,017,265,931
Net profit from operating activities	14,948,480,744	651,979,520,266	126,342,035,350	591,932,666,270
Segment assets	6,442,539,509	4,665,092,455,046	1,904,798,741,244	6,576,333,735,799
Unallocated assets	-	-	-	930,653,018,349
Total assets	6,442,539,509	4,665,092,455,046	1,904,798,741,244	7,506,986,754,148
Segment liabilities	2,232,157,867	-	3,264,588,256,043	3,266,820,413,910
Unallocated liabilities	-	-	-	151,255,933,621
Total liabilities	2,232,157,867	-	3,264,588,256,043	3,418,076,347,531
Under geographical areas				

The Company's business activities are entirely within Vietnam, therefore the Company does not prepare segment reporting by geographical area.

36 . CURRENT CORPORATE INCOME TAX EXPENSES

	3rd Quarter of 2026	3rd Quarter of 2025
	VND	VND
	60,539,145,000	11,279,254,772
Current corporate income tax expense	<u>60,539,145,000</u>	<u>11,279,254,772</u>

Deferred income tax expenses charged to statement of comprehensive income

Deductible temporary difference

3rd Quarter of 2026	3rd Quarter of 2025
VND	VND
-	-
-	-

37 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows :

	3rd Quarter of 2026	3rd Quarter of 2025
	VND	VND
Profit after tax	315,951,847,685	46,471,735,359
Profit distributed for common stocks	315,951,847,685	46,471,735,359
Average circulated common stocks in the period	301,150,000	101,150,000
Amount deducted from bonus and welfare fund (VND)		
Basic earnings per share	<u>1,049</u>	<u>459</u>

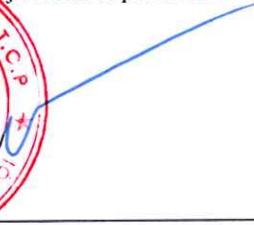
38 . EVENTS OCCURRING AFTER THE END OF THE ACCOUNTING PERIOD

There are no matter or circumstance arising after the end of the accounting period that require adjustment or presentation in the Quarter III/2026 Financial Statements.


Tran Thi Thu Phuong
Preparer


Le Thi Thu Hien
Chief Accountant




Nguyen Quang Dat
General Director

HaNoi, 19th October 2026