LPBANK SECURITIES JOINT STOCK COMPANY

Financial statements Quarter 1, 2026
As at 31 March 2026

LPBANK Securities Joint Stock Company

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LPBANK Securities Joint Stock Company

COMPANY INFORMATION

LPBank Securities Joint Stock Company (initially known as Lien Viet Securities Joint Stock Company which was renamed from Viettranimex Securities Joint Stock Company) is a joint stock company established in Vietnam under License No. 104/UBCK-GP issued by the State Securities Commission on 12 February 2009 and the Enterprise Registration Certificate No. 0309312029 dated 12 February 2009 issued by the Department of Planning and Investment of Ho Chi Minh City.

The Company operates under the latest amended License 118/GPĐC-UBCK dated 29 October 2025 and Enterprise Registration Certificate No. 0309312029, with the 20th amendment date on 14 November 2025.

The principal activities of the Company are securities brokerage service; financial and securities investment advisory services; securities trading; underwriting for securities issuance; securities depository services and other services in accordance with legal regulations applicable to securities companies.

As at 31 March 2026, the Company's charter capital was VND 12,668,000,000,000 (as at 31 December 2025: VND 12,668,000,000,000).

The Company's head office is located at 3rd Floor, Office Building, No. 43-45-47 Nguyen Thi Minh Khai Street, Sai Gon Ward, Ho Chi Minh City, Vietnam. As at the reporting date, the Company has three (03) branches: the Hanoi Branch, the Cat Linh Branch, and the Da Nang Branch.

BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER

The members of the Board of Directors and Chief Executive Officers of the Company during the period and to the date of this report are as follows:

Board of Directors	**Title**	**Appointment/resignation**
Mr. Nguyen Duy Khoa	Chairman	Appointed on 12 February 2025
Mrs. Vu Thanh Hue	Vice Chairwoman	Appointed on 09 December 2023
Mr. Hoang Duy Hien	Member	Appointed on 26 December 2024
Mrs. Tran Thi Thu Huong	Member	Appointed on 08 December 2025
Mr. Nguyen Xuan Thai	Member	Appointed on 03 February 2026
Mr. Hoang Viet Anh	Member	Appointed on 03 February 2026
Mr. Pham Quang Hung	Independent Member	Appointed on 03 February 2026
Mr. Phan Thanh Son	Independent Member	Appointed on 03 February 2026
Mrs. Pham Thu Hang	Member	Resigned on 03 February 2026
Mrs. Du Thi Hai Yen	Member	Resigned on 03 February 2026
Chief Executive Officer		
Mr. Hoang Viet Anh	Chief Executive Officer	Appointment dated 22 January 2026
Supervisory Board		
Mr. Bui Le Quang	Head of the Supervisory Board	Appointed 26 April 2024
Mrs. Bui Thi Thanh Nhan	Member	Appointed 26 April 2023
Mr. Nguyen Bao Lam	Member	Appointed 26 April 2024

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this financial statements is Mr. Nguyen Duy Khoa - Chairman of the Board of Directors.

According to Authorization Decision No. 05/2026/UQ-LPBS dated 22 January 2026, issued by the Chairman of the Board of Directors, Mr. Hoang Viet Anh – Chief Executive Officer, is the signatory of this report.

LPBANK Securities Joint Stock Company

B01a-CTCK

STATEMENT OF FINANCIAL POSITION
As at 31 March 2026

Unit: VND

ITEMS	Code	Notes	Closing balance	Opening balance
A. CURRENT ASSETS (100=110+130)	**100**		**30,843,792,163,829**	**29,863,002,637,350**
I. Financial assets	**110**		***30,831,047,656,849***	***29,850,285,936,273***
1. Cash and cash equivalents	111	5	864,613,207,280	571,261,631,417
1.1 Cash	*111.1*		*864,613,207,280*	*571,261,631,417*
2. Financial assets at fair value through profit/ loss (FVTPL)	112	7.1	10,262,257,657,173	11,384,716,738,119
3. Held-to-maturity (HTM) investments	113	7.2	5,595,000,000,000	6,294,000,000,000
4. Loan receivables	114	7.3	11,533,067,804,755	10,548,000,831,222
5. Available-for-sale (AFS) financial assets	115	7.4	650,966,844,000	662,521,250,000
6. Receivables	117		1,920,448,415,178	381,501,282,631
6.1 Receivables from the sale of financial assets	*117.1*	*8.1*	*1,434,344,515,296*	*72,159,238,214*
6.2 Receivables and accruals from dividend and interest income of financial assets	*117.2*		*486,103,899,882*	*309,342,044,417*
6.2.1 Accruals for undue dividend and interest income	*117.4*		*486,103,899,882*	*309,342,044,417*
7. Advances to suppliers	118		108,399,600	536,579,834
8. Receivables from services provided by the Company	119	8.1	1,962,391,695	5,124,415,882
9. Other receivables	122	8.2	5,902,468,569	5,902,738,569
10. Provision for impairment of receivables	129	8.2	(3,279,531,401)	(3,279,531,401)
II. Other current assets	**130**		**12,744,506,980**	**12,716,701,077**
1. Advances	131		63,000,000	75,800,000
2. Office supplies, tools and materials	132		895,207,520	392,196,000
3. Short-term prepaid expenses	133	9	11,768,299,460	12,230,705,077
4. Short-term deposits, collaterals and pledges	134		18,000,000	18,000,000
B. NON-CURRENT ASSETS (200=220+240+250)	**200**		**76,272,814,364**	**69,216,055,993**
I. Fixed assets	**220**		***38,101,812,795***	***40,754,006,544***
1. Tangible fixed assets	221	10	21,484,489,157	22,905,751,422
- Cost	*222*		*33,581,501,082*	*33,494,577,082*
- Accumulated depreciation	*223a*		*(12,097,011,925)*	*(10,588,825,660)*
2. Intangible assets	227	11	16,617,323,638	17,848,255,122
- Cost	*228*		*24,402,291,111*	*24,402,291,111*
- Accumulated amortization	*229a*		*(7,784,967,473)*	*(6,554,035,989)*
II. Construction in progress	**240**		**15,752,819,945**	**10,018,394,033**
III. Other long-term assets	**250**		**22,418,181,624**	**18,443,655,416**
1. Long-term deposits, collaterals and pledges	251		8,278,414,685	5,885,038,685
2. Long-term prepaid expenses	252	9	8,630,747,757	9,549,597,549
3. Payments to Settlement Assistance Fund	254	12	5,509,019,182	3,009,019,182
TOTAL ASSETS (270=100+200)	**270**		**30,920,064,978,193**	**29,932,218,693,343**

STATEMENT OF FINANCIAL POSITION (continued)
As at 31 March 2026

Unit: VND

ITEMS	Code	Notes	Closing balance	Opening balance
C. LIABILITIES (300=310+340)	**300**		**17,728,695,257,915**	**16,736,733,214,341**
I. Current liabilities	**310**		**17,688,685,528,086**	**16,704,606,864,511**
1. Short-term borrowings	311	14	16,315,649,000,000	13,334,500,000,000
1.1 Short-term borrowings	*312*		*16,315,649,000,000*	*13,334,500,000,000*
2. Payables for securities trading activities	318	15	50,435,065,248	14,997,273,725
3. Short-term trade payables	320	16	1,263,677,921,193	3,267,292,712,500
4. Short-term advances from customers	321		300,000,000	300,000,000
5. Tax and other payables to the State Budget	322	17	19,915,314,153	52,653,312,675
6. Payables to employees	323		11,646,102,505	6,433,632,272
7. Employee benefits	324		7,138,550	7,138,550
8. Short-term accrued expenses	325	18	25,274,369,859	26,219,065,320
9. Short-term unearned revenue	327		-	126,344,091
10. Other short-term payables	329		74,541,971	371,310,771
11. Bonus and welfare fund	331		1,706,074,607	1,706,074,607
II. Non-current liabilities	**340**		**40,009,729,829**	**32,126,349,830**
1. Long-term unearned revenue	351		957,541,667	-
2. Deposits, long-term collaterals received	352		44,975,976	44,975,976
3. Deferred income tax liabilities	356	19	39,007,212,186	32,081,373,854
D. OWNERS' EQUITY (400=410)	**400**		**13,191,369,720,278**	**13,195,485,479,002**
I. Owners' equity	**410**	**20**	**13,191,369,720,278**	**13,195,485,479,002**
1. Share capital	411		12,668,000,000,000	12,668,000,000,000
1.1 Owners' capital contribution	*411.1*		*12,668,000,000,000*	*12,668,000,000,000*
a. Ordinary share carrying voting rights	*411.1a*		*12,668,000,000,000*	*12,668,000,000,000*
2. Differences from revaluation of assets at fair value	412		*(162,134,016,000)*	*(85,962,490,000)*
3. Charter capital supplementary reserve	414		*4,305,464,486*	*4,305,464,486*
4. Operational risk and financial reserve	415		*704,967,662*	*704,967,662*
5. Undistributed profit	417		680,493,304,130	608,437,536,854
- Realized profit after tax	*417.1*		*522,978,410,388*	*478,497,092,328*
- Unrealized profit	*417.2*		*157,514,893,742*	*129,940,444,526*
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	**440**		**30,920,064,978,193**	**29,932,218,693,343**

STATEMENT OF FINANCIAL POSITION (continued)
As at 31 March 2026

STATEMENT OF OFF-BALANCE SHEET ITEMS

Unit: VND

	ITEMS	Code	Notes	Closing balance	Opening balance
A.	**ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS**				
1.	Bad debts written-off (VND)	004		6,024,521,120	6,024,521,120
2.	Outstanding shares (number of shares)	006		1,266,800,000	1,266,800,000
3.	Financial assets listed/registered for trading at Vietnam Securities Depository and Clearing Corporation (VSDC) of the Company	008	21.1	4,772,849,270,000	3,331,832,070,000
	a. Unrestricted financial assets	*008.1*		*1,875,212,870,000*	*1,939,439,570,000*
	b. Restricted financial assets	*008.3*		*1,980,000,000,000*	*1,380,000,000,000*
	c. Financial assets pending settlement	*008.5*		*917,636,400,000*	*12,392,500,000*
4.	Financial assets deposited at VSDC and not yet traded by the securities company	009		53,847,600,000	13,249,120,000
	a. Financial assets deposited at VSDC, not yet traded, and freely transferable	*009.1*		*53,847,600,000*	*13,249,120,000*
5.	Awaiting financial assets of the Company	010	21.2	289,520,200,000	2,843,491,250,000
6.	Non-traded financial assets deposited at VSDC of the Company (VND)	012	21.3	2,909,161,226,200	3,256,323,426,200
7.	Financial assets over which the securities company has entitlement rights	013		89,746,000,000	35,000,000,000
8.	Covered warrants (number of covered warrants)	014		13,934,100	-

STATEMENT OF FINANCIAL POSITION (continued)
As at 31 March 2026

STATEMENT OF OFF-BALANCE SHEET ITEMS (continued)

Unit: VND

	ITEMS	Code	Notes	Closing balance	Opening balance
B.	**ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS**				
1.	Financial assets listed/registered for trading at VSDC of investors	021	21.4	15,793,686,260,000	15,489,235,574,000
	a. Unrestricted financial assets	*021.1*		*12,945,185,170,000*	12,585,984,834,000
	b. Restricted financial assets	*021.2*		*50,077,940,000*	42,107,940,000
	c. Mortgaged financial assets	*021.3*		*2,379,169,440,000*	2,249,169,440,000
	d. Blocked financial assets	*021.4*		*181,269,090,000*	181,269,090,000
	e. Financial assets awaiting settlement	*021.5*		*237,984,620,000*	430,704,270,000
2.	Non-traded financial assets deposited at VSDC of investors	022		331,356,140,000	63,924,630,000
	a. Unrestricted and non-traded financial assets deposited at VSDC	*022.1*		*322,016,140,000*	*63,804,630,000*
	b. Restricted and non-traded financial assets deposited at VSDC	*022.2*		*9,340,000,000*	*120,000,000*
3.	Awaiting financial assets of investors	023		163,668,190,000	393,608,510,000
4.	Financial assets to which the investor is entitled	025		321,372,480,000	54,128,590,000
5.	Investors' deposits	026		895,816,007,910	1,718,187,620,919
5.1	*Investors' deposits for securities trading activities managed by the Company*	*027*		279,656,675,692	247,523,020,840
5.2	Clearing deposits and payment of securities transactions	*029*		433,801,050,583	1,443,609,509,444
	a. Clearing deposits and payment of securities transactions by domestic investors	*029.1*		*433,801,050,583*	*1,443,609,509,444*
6.	Deposits of securities issuers	030		182,358,281,635	27,055,090,635
7.	Payables to investors - investors' deposits for securities trading activities managed by the Company	031	21.5	*713,457,726,275*	*1,691,132,530,284*
	a. Payables to domestic investors for securities trading activities managed by the Company	*031.1*		*713,457,726,275*	*1,691,132,530,284*
8.	Payable to securities issuers	032		161,761,526,260	-
9.	Dividend, bond principal and interest payables	035		20,596,755,375	27,055,090,635

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK

S.G.P: 72-C.T.C.P

P. SÀI GÒN - T.P HỒ CHÍ MINH

Tran Nhat Duy
Preparer

Nguyen Thi Ngan
Chief Accountant

Hoang Viet Anh
Chief Executive Officer
15 April 2026

INCOME STATEMENT
for the financial period ended 31 March 2026

Unit: VND

ITEMS	Code	Notes	1st Quarter Current year	1st Quarter Previous year	Accumulated to the end of 1st Quarter Current year	Accumulated to the end of 1st Quarter Previous year
I. OPERATING INCOME						
1.1. Gain from financial assets at fair value through profit or loss (FVTPL)	01		616,957,393,008	15,514,913,293	616,957,393,008	15,514,913,293
a. Gain from disposals of financial assets at FVTPL	*01.1*	*22.1*	349,779,384,505	*238,000,000*	349,779,384,505	*238,000,000*
b. Gain from revaluation of financial assets at FVTPL	*01.2*	*22.2*	241,531,430,308	*15,276,913,293*	241,531,430,308	*15,276,913,293*
c. Dividend and interest income gain from financial assets at FVTPL	*01.3*	*22.3*	5,935,195,616	-	5,935,195,616	-
d. Gain from revaluation of outstanding covered warrants payables	*01.4*		19,711,382,579	-	19,711,382,579	-
1.2. Gain from held-to-maturity (HTM) investments	02	22.3	89,408,561,646	8,403,178,082	89,408,561,646	8,403,178,082
1.3. Gain from loans and other receivables	03	22.3	300,410,418,529	61,649,224,421	300,410,418,529	61,649,224,421
1.4. Gain from available-for-sale (AFS) financial assets	04		-	-	-	-
1.5. Revenue from brokerage services	06		38,144,685,979	14,245,458,346	38,144,685,979	14,245,458,346
1.6. Revenue from securities depository services	09		1,506,478,070	802,399,542	1,506,478,070	802,399,542
1.7. Revenue from other activities	11		7,046,214,695	2,735,092,539	7,046,214,695	2,735,092,539
Total operating income (20=01+02+03+04+06+09+10+11)	**20**		**1,053,473,751,927**	**103,350,266,223**	**1,053,473,751,927**	**103,350,266,223**
II. OPERATING EXPENSES						
2.1. Loss from financial assets at fair value through profit or loss (FVTPL)	21		593,398,720,940	887,609,677	593,398,720,940	887,609,677
a. Loss from disposals of financial assets at FVTPL	*21.1*	*22.1*	*357,533,240,924*	887,593,927	*357,533,240,924*	887,593,927
b. Loss from revaluation of financial assets at FVTPL	*21.2*	*22.2*	*220,234,392,591*	15,750	*220,234,392,591*	15,750
c. Transaction costs of acquisition of financial assets at FVTPL	*21.3*		*9,122,954,677*	-	*9,122,954,677*	-
d. Gain from revaluation of outstanding covered warrants payables	*21.4*		*6,508,132,748*	-	*6,508,132,748*	-
2.2. Reversal of provision expense for diminution in value and impairment of financial assets and doubtful debts and borrowing costs of loans	24	23	2,389,810,453	1,185,950,684	2,389,810,453	1,185,950,684
2.3. Expenses for proprietary trading activities	26	24	7,481,963,316	1,681,480,003	7,481,963,316	1,681,480,003
2.4. Expenses for brokerage services	27	24	46,245,690,694	20,506,266,941	46,245,690,694	20,506,266,941
2.5. Expenses for securities depository services	30	24	5,462,192,624	1,876,560,027	5,462,192,624	1,876,560,027
2.6. Expenses for financial advisory services	31	24	819,075,166	1,706,204,466	819,075,166	1,706,204,466
Total operating expenses (40=21+24+26+27+30+31)	**40**		**655,797,453,193**	**27,844,071,798**	**655,797,453,193**	**27,844,071,798**

LPBANK Securities Joint Stock Company

B02a-CTCK

INCOME STATEMENT (continued)
for the financial period ended 31 March 2026

Unit: VND

	ITEMS	Code	Notes	1st Quarter Current year	1st Quarter Previous year	Accumulated to the end of 1st quarter Current year	Accumulated to the end of 1st quarter Previous year
III.	**FINANCIAL INCOME**						
3.1.	Dividend income and interest income from demand deposits	42		914,407,517	384,075,021	914,407,517	384,075,021
	Total financial income (50=42)	**50**		**914,407,517**	**384,075,021**	**914,407,517**	**384,075,021**
IV.	**FINANCIAL EXPENSES**						
4.1.	Interest expenses	52		264,458,494,280	15,144,943,449	264,458,494,280	15,144,943,449
	Total financial expenses (60=52)	**60**		**264,458,494,280**	**15,144,943,449**	**264,458,494,280**	**15,144,943,449**
V.	**GENERAL AND ADMINISTRATIVE EXPENSES**	**62**	**25**	**49,099,783,944**	**13,824,822,014**	**49,099,783,944**	**13,824,822,014**
VI.	**OPERATING PROFIT (70=20+50-40-60-62)**	**70**		**85,032,428,027**	**46,920,503,983**	**85,032,428,027**	**46,920,503,983**
VII.	**OTHER INCOME AND EXPENSES**						
7.1.	Other income	71		5,093,112,397	12,535	5,093,112,397	12,535
7.2.	Other expenses	72		18,911,545	-	18,911,545	-
	Total other operating profit (80=71-72)	**80**	**26**	**5,074,200,852**	**12,535**	**5,074,200,852**	**12,535**
VIII.	**PROFIT BEFORE TAX (90=70+80)**	**90**		**90,106,628,879**	**46,920,516,518**	**90,106,628,879**	**46,920,516,518**
8.1.	Realized profit	91		55,606,341,331	31,643,618,975	55,606,341,331	31,643,618,975
8.2.	Unrealized profit	92		34,500,287,548	15,276,897,543	34,500,287,548	15,276,897,543
IX.	**CORPORATE INCOME TAX (CIT) EXPENSES**	**100**	**27**	**18,050,861,603**	**6,539,690,005**	**18,050,861,603**	**6,539,690,005**
9.1.	Current CIT expenses	100.1	27.1	11,125,023,271	6,539,690,005	11,125,023,271	6,539,690,005
9.2.	Deferred CIT expenses/(income)	100.2	27.2	6,925,838,332	-	6,925,838,332	-
X.	**PROFIT AFTER TAX (200=90-100)**	**200**		**72,055,767,276**	**40,380,826,513**	**72,055,767,276**	**40,380,826,513**
XI.	**OTHER COMPREHENSIVE GAIN AFTER TAX**	**300**		**(76,171,526,000)**	**1,980,000,000**	**(76,171,526,000)**	**1,980,000,000**
11.1	Gain/(Loss) from revaluation of AFS financial assets	301	22.2	(76,171,526,000)	1,980,000,000	(76,171,526,000)	1,980,000,000
XII.	**EARNINGS PER SHARE**	**500**	**28**	**57**	**104**	**57**	**104**
12.1.	Earning per share (VND/share)	501		57	104	57	104

S.G.P:72-C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK
P. SÀI GÒN - T.P HỒ CHÍ MINH

Tran Nhat Duy
Preparer

Nguyen Thi Ngan
Chief Accountant

Hoang Viet Anh
Chief Executive Officer
15 April 2026

LPBANK Securities Joint Stock Company

B03a-CTCK

CASH FLOW STATEMENT
for the financial period ended 31 March 2026

Unit: VND

	ITEMS	Code	Accumulated to the end of 1st quarter Current year	Previous year
I.	**Cash flows from operation activities**			
1.	**Profit before tax**	**01**	**90,106,628,879**	**46,920,516,518**
2.	**Adjustment for:**	**02**	**(122,602,465,601)**	**(28,419,989,164)**
	Depreciation and amortization expenses	03	2,739,117,749	2,070,003,503
	Interest expenses	06	264,458,494,280	15,144,943,449
	(Gain)/loss from investment activities	07	18,902,545	-
	Accrued interest income	08	(389,818,980,175)	(45,634,936,116)
3.	**Increase in non-monetary expenses**	**10**	**220,234,392,591**	**15,750**
	Loss from revaluation of financial assets at FVTPL and loss from revaluation of cover warrants payable	11	220,234,392,591	15,750
4.	**Decrease in non-monetary expenses**	**18**	**(241,531,430,308)**	**(15,276,913,293)**
	Gain from revaluation of financial assets at FVTPL and gain from revaluation of cover warrants payable	19	(241,531,430,308)	(15,276,913,293)
5.	**Operating income before changes in working capital**	**30**	**(53,792,874,439)**	**3,223,629,811**
-	(Increase)/decrease in financial assets at FVTPL	31	1,143,756,118,663	(2,744,269,130,589)
-	(Increase)/decrease in HTM investments	32	699,000,000,000	(1,489,000,000,000)
-	(Increase)/decrease in loans	33	(985,066,973,533)	26,808,017,735
-	(Increase)/decrease in AFS financial assets	34	(64,617,120,000)	-
-	(Increase)/decrease in receivables from disposal of financial assets	35	(1,359,686,959,998)	-
-	(Increase)/decrease in reeivables, accruals from dividend and interest on financial assets	36	213,057,124,710	30,529,487,998
-	(Increase)/decrease in receivables from services provided the Company	37	3,162,024,187	(165,856,701)
-	(Increase)/decrease in other receivables	39	428,450,234	910,581,854
-	(Increase)/decrease in other assets	40	(5,383,587,520)	(2,430,610,000)
-	Increase/(decrease) in accrued expenses (excluding interest expenses)	41	(2,774,858,775)	(526,047,626)
-	(Increase)/decrease in prepaid expenses	42	(1,135,964,220)	(4,543,271,029)
-	Current corporate income tax paid	43	(23,152,052,750)	(19,078,873,372)
-	Interest expenses paid	44	(262,628,330,966)	(9,858,384,242)
-	Increase/(decrease) in trade payables	45	(2,003,576,981,558)	(499,934,000,000)
-	Increase/(decrease) in taxes and other payables to the State budget (excluding CIT paid)	47	(20,710,969,043)	8,399,115,482
-	Increase/(decrease) in payables to employees	48	5,212,470,233	(171,985,985)
-	Increase/(decrease) in other payables, cover warrant payables	50	35,934,410,550	(1,593,141,078)
-	Other payments for operating activities	52	-	(1,621,561,479)
	Net cash flows used in operating activities	**60**	**(2,681,976,074,225)**	**(4,703,322,029,221)**
II.	**Cash flows from investing activities**			
-	Purchase and construction of fixed assets, investment properties and other long-term assets	61	(5,821,349,912)	(3,798,023,200)
	Net cash flows used in investing activities	**70**	**(5,821,349,912)**	**(3,798,023,200)**

CASH FLOW STATEMENT (continued)
for the period ended 31 March 2026

	ITEMS	Code	Accumulated to the end of 1st quarter	
			Current year	Previous year
III.	**Cash flows from financing activities**			
-	Drawdown of borrowings	73	17,108,800,000,000	5,209,422,820,000
-	Repayment of borrowings	74	(14,127,651,000,000)	(737,938,600,000)
	Net cash flows from financing activities	**80**	**2,981,149,000,000**	**4,471,484,220,000**
IV.	**Net increase/(decrease) in cash during the period**	**90**	**293,351,575,863**	**(235,635,832,421)**
V.	**Cash and cash equivalents at the beginning of the period**	**101**	**571,261,631,417**	**896,048,833,407**
	- Cash	101.1	571,261,631,417	896,048,833,407
VI.	**Cash and cash equivalents at the end of the period**	**103**	**864,613,207,280**	**660,413,000,986**
	- Cash	103.1	864,613,207,280	660,413,000,986

CASH FLOW STATEMENT (continued)
for the period ended 31 March 2026

CASH FLOWS FROM BROKERAGE AND TRUST ACTIVITIES OF THE CUSTOMERS

Unit: VND

ITEMS	Code	Accumulated to the end of 1st quarter	
		Current year	Current year
I. Cash flows from brokerage and trust activities of the customers			
1. Cash receipts from disposal of brokerage securities of customers	01	9,862,156,362,019	5,355,177,583,590
2. Cash payments from acquisition of brokerage securities of customers	02	(9,890,714,393,770)	(5,440,645,146,640)
3. Cash receipts for settlement of securities transactions of customers	07	6,420,524,426,421	315,319,473,179
4. Cash payments for securities transactions of customers	08	(7,368,978,630,324)	-
5. Cash payments for depository fees of customers	11	(900,467,355)	-
6. Cash receipts from securities issuers	14	184,940,563,372	912,425,227
7. Cash payments from securities issuers	15	(29,399,473,372)	(3,082,314,000)
Net increase/(decrease) in cash during the period	**20**	**(822,371,613,009)**	**227,682,021,356**
II. Cash and cash equivalents of customers at the beginning of the year	**30**	**1,718,187,620,919**	**223,000,076,462**
Cash at banks at the beginning of the year	31	1,718,187,620,919	223,000,076,462
- Investors' deposits managed by the Company for securities trading activities	*32*	*247,523,020,840*	*104,484,915,252*
- Investors' synthesizing deposits for securities trading activities	*33*	*1,443,609,509,444*	*118,364,664,950*
- Deposits of securities issuers	*35*	*27,055,090,635*	*150,496,260*
III. Cash and cash equivalents of customers at the beginning of the year (40=20+30)	**40**	**895,816,007,910**	**450,682,097,818**
Cash at banks at the beginning of the year	41	895,816,007,910	450,682,097,818
- Investors' deposits managed by the Company for securities trading activities	*42*	*279,656,675,692*	*137,878,975,088*
- Investors' synthesizing deposits for securities trading activities	*43*	*433,801,050,583*	*312,791,696,470*
- Deposits of securities issuers	*45*	*182,358,281,635*	*11,426,260*

S.G.P: 72-C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK
P. SÀI GÒN - T.P HỒ CHÍ MINH

Tran Nhat Duy	Nguyen Thi Ngan	Hoang Viet Anh
Preparer	Chief Accountant	Chief Executive Officer

15 April 2026

STATEMENT OF CHANGES IN OWNERS' EQUITY
for the period ended 31 March 2026

Unit: VND

	Opening balance		Increase/(decrease)				Closing balance	
			Previous period		Current period			
ITEMS	01/01/2025	01/01/2026	Increase	Decrease	Increase	Decrease	31/03/2025	31/03/2026
I. CHANGES IN OWNERS' EQUITY								
1. Share capital	3,888,000,000,000	12,668,000,000,000	-	-	-	-	3,888,000,000,000	12,668,000,000,000
1.1 Ordinary share	*3,888,000,000,000*	*12,668,000,000,000*	-	-	-	-	*3,888,000,000,000*	*12,668,000,000,000*
2. Charter capital supplementary reserve	4,305,464,486	4,305,464,486	-	-	-	-	4,305,464,486	4,305,464,486
3. Operational risk and financial reserve	704,967,662	704,967,662	-	-	-	-	704,967,662	704,967,662
4. Differences from revaluation of financial assets at fair value	3,913,470,000	(85,962,490,000)	1,980,000,000	-		(76,171,526,000)	5,893,470,000	(162,134,016,000)
5. Undistributed profit	86,227,153,102	608,437,536,854	40,380,826,513	-	72,055,767,276	-	126,607,979,615	*680,493,304,130*
5.1 Realized profit after tax	*84,612,203,993*	*478,497,092,328*	*25,103,928,970*	-	*44,481,318,060*	-	*109,716,132,963*	*522,978,410,388*
5.2 Unrealized profit	*1,614,949,109*	*129,940,444,526*	*15,276,897,543*	-	*27,574,449,216*	-	*16,891,846,652*	*157,514,893,742*
Total	**3,983,151,055,250**	**13,195,485,479,002**	**42,360,826,513**	**-**	**72,055,767,276**	**(76,171,526,000)**	**4,025,511,881,763**	**13,191,369,720,278**
II. OTHER COMPREHENSIVE INCOME								
1. Gain/(loss) from revaluation of AFS financial assets	3,913,470,000	(85,962,490,000)	1,980,000,000	-	-	(76,171,526,000)	5,893,470,000	(162,134,016,000)
Total	**3,913,470,000**	**(85,962,490,000)**	**1,980,000,000**	**-**	**-**	**(76,171,526,000)**	**5,893,470,000**	**(162,134,016,000)**

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK
S.G.P: 72-C.T.C.P
P. SÀI GÒN - T.P HỒ CHÍ MINH

Tran Nhat Duy	**Nguyen Thi Ngan**	**Hoang Viet Anh**
Preparer	Chief Accountant	Chief Executive Officer
		15 April 2026

1. GENERAL INFORMATION

LPBank Securities Joint Stock Company (initially known as Lien Viet Securities Joint Stock Company which was renamed from Viettranimex Securities Joint Stock Company) is a joint stock company established in Vietnam under License No. 104/UBCK-GP issued by the State Securities Commission on 12 February 2009 and the Enterprise Registration Certificate No. 0309312029 dated 12 February 2009 issued by the Department of Planning and Investment of Ho Chi Minh City.

The Company operates under the latest amended License 118/GPĐC-UBCK dated 29 October 2025 and Enterprise Registration Certificate No. 0309312029, with the 20th amendment date on 14 November 2025.

The total number of employees of the Company as at 31 March 2026 was 374 (as at 31 December 2025: 314).

The Company's head office is located at 3rd Floor, Office Building, No. 43-45-47 Nguyen Thi Minh Khai Street, Sai Gon Ward, Ho Chi Minh City, Vietnam. As at the reporting date, the Company has three (03) branches: the Hanoi Branch, the Cat Linh Branch, and the Da Nang Branch.

As at 31 March 2026, the Company's charter capital was VND 12,668,000,000,000 (as at 31 December 2025: VND 12,668,000,000,000).

Operating industry and principal activities

The Company operates in the securities sector.

The principal activities of the Company are securities brokerage service; financial and securities investment advisory services; securities trading; underwriting for securities issuance; securities depository services and other services in accordance with legal regulations applicable to securities companies.

Normal business cycle

The Company's normal business cycle is carried out for a time period of 12 months or less.

Investment restrictions of the Company

The Company complies with Article 28 of Circular No. 121/2020/TT-BTC dated 31 December 2020 ("Circular 121") issued by the Ministry of Finance prescribing operation of securities companies and applicable regulations on investment restrictions. The current restrictions on investment are as follows:

A securities company is not allowed to purchase, contribute capital to purchase real-estate except for the purpose of using the real estate as head office, branch, and transaction offices directly serving professional business activities of the securities company.

A securities company may purchase, invest in real estate under Clause 1 of this Article and fixed assets on the principle that the carrying value of fixed assets and investment properties should not exceed fifty percent (50%) of its total assets.

A securities company is not allowed to use more than seventy percent (70%) of its owners' equity to invest in corporate bonds. A securities company, licensed to engage in securities trading, is allowed to repurchase listed bonds in accordance with relevant regulations on securities repurchase agreement.

1. GENERAL INFORMATION (continued)

Investment restrictions of the Company (continued)

A securities company must not by itself, or authorize another entity or individuals to:

a) Invest in shares or contribute capital to companies that own more than fifty percent (50%) of the charter capital of the securities company, except for purchasing odd shares per request of customers;

b) Make joint investments with a related party in five percent (5%) or more of the charter capital of another securities company;

c) Invest in more than twenty percent (20%) of the total circulating shares or fund certificates of a listed entity;

d) Invest in more than fifteen percent (15%) of the total circulating shares or fund certificates of a non-listed entity. This provision shall not apply to member fund, exchange-traded fund and open-ended fund certificates;

e) Invest or contribute capital in more than ten percent (10%) of the total contributed capital of a limited liability company or a business project;

f) Invest or contribute more than fifteen percent (15%) of its owners' equity in an entity or a business project; and

g) Invest more than seventy percent (70%) of its owners' equity in shares, capital contribution and business projects, specifically invest more than twenty percent (20%) of its owners' equity in non-listed shares, capital contribution and business projects.

A securities company is allowed to establish, acquire a fund management company as a subsidiary. In this case, the securities company is not required to comply with the regulation of points c, d and e mentioned above. A securities company that plans to establish or acquire a fund management company as a subsidiary must meet the following conditions:

a) Equity after contributing capital to establish or acquire of a fund management company must be at least equal to the charter capital for business operations the company is performing;

b) The capital liquidity ratio after contributing capital to establish or acquire a fund management company must be at least one hundred and eighty percent (180%); and

c) After contributing capital to establish or acquire a fund management company, a securities company must ensure compliance with debt restrictions specified in Article 26 and investment restrictions specified in Clause 3, Article 28 and Point e, Clause 4, Article 28, Circular 121.

Where any securities company makes investments in excess of the prescribed limit due to its underwriting in the form of firm commitment, consolidation, merger or any change in assets or equity of the securities company or capital contributors, it must take necessary actions to comply with the limits specified in Clauses 2, 3 and 4 of Article 28 for a maximum period of one (01) year.

2. BASIS OF PRESENTATION

2.1. Applied accounting standards and system

The interim financial statements of the Company are presented in Vietnam Dong ("VND") and 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 ("Circular 210"), Circular No. 334/2016/TT-BTC dated 27 December 2016 ("Circular 334") amending, supplementing and replacing Appendices No. 02 and No. 04 of Circular No. 210/2014/TT-BTC, Circular No. 114/2021/TT-BTC dated 17 December 2021 providing guidance on financial regime applicable to securities companies and fund management companies, Vietnamese Standards on Accounting No. 27 – the interim financial statements 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).

2.2 Registered accounting documentation system

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

2.3. Fiscal period

The Company's fiscal year starts on 01 January and ends on 31 December.

The Company also prepares interim financial statements for the financial period of three (03) months, six (06) months and nine (09) months ending at 31 March, 30 June and 30 September every year.

2.4 Accounting currency

The interim financial statements are prepared in Vietnam Dong ("VND"), which is also the accounting currency of the company.

3. STATEMENT ON COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND SYSTEMS

Management of the Company confirms that the Company has complied with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies and statutory requirements relevant to preparation and presentation of interim financial statements.

Accordingly, the accompanying interim financial statements and its 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 interim financial position, the interim results of operations, interim cash flows and interim changes in owners' equity in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Changes in accounting policies

The company prepares its cash flow statement using the indirect method instead of the direct method. The opening cash flow statement figures are restated for comparison purposes.

In addition to the changes mentioned, the accounting policies used by the Company to prepare the interim financial statements have been applied consistently with those used to prepare the interim financial statements for the three-month period ended 31 March 2025 and the financial statements for the year ended 31 December 2025.

4.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

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

Cash in banks for securities clearing and settlement is the amount available in place to clear off or settle securities transactions at the Stock Exchange Center and Viet Nam Securities Depository and Clearing Corporation.

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

Financial assets 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 (except derivative that is a financial guarantee contract or effective hedging instrument).

b) Upon initial recognition, a financial asset is designated by the entity as at fair value through profit and loss as it meets one of the following criteria:
   - The classification eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the asset or recognizing gains or losses on a different basis;
   - The financial assets are part of a group of financial assets which are managed and their performance is evaluated on a fair value basis, in accordance with the Company's 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 in comparison with the previous period 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 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

Held-to-maturity investments are non-derivative financial assets with determinable payments and fixed maturity that an entity has the positive intention and ability to hold to maturity, except for:

a) Those that the entity upon initial recognition designates as at fair value through profit or loss;
b) Those that the entity designates as available for sale;
c) Those meet the definition of loans and receivables.

HTM financial investments are recognized initially at cost (acquisition cost of the assets plus (+) transaction costs which are directly attributable to the investments such as brokerage fee, trading fee, agent fee, issuance agency fee and banking transaction fee). After initial recognition, HTM financial investments are subsequently measured at amortized cost using the effective interest rate.

Amortized cost of HTM financial investments 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 irrecoverability (if any).

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

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

HTM investments are subjected to an assessment of impairment at the interim financial statement date. Provision is made for an HTM investment when there is any objective evidence that the investment is irrecoverable or there is uncertainty of recoverability, resulting from one or more events that has occurred after the initial recognition of the investment and that event have an impact on the estimated future cash flows of the investment that can be reliably estimated. Evidence of impairment may include a drop in the fair value/market value of the debt, indications that the debtors or a group of debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and where observable data indicates that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults. When there is any evidence of impairment, provision for an HTM investment is determined as the negative difference between its fair value and amortized cost at the assessment date. Any increase/decrease in the balance of provision is recognized in the interim income statement under *"Provision expense for diminution in value and impairment of financial assets and doubtful receivables and borrowing costs of loans"*.

4.5 Loans

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

a) The amounts the Company has the intent 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 or 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.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.5 Loans (continued)

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

Amortized cost of loans is the amount at which the loan 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 un-collectability (if any).

Loans are subject to an assessment of impairment at the interim financial statement date. Provision for loans is made based on estimated loss, which is calculated as the difference between the market value of the securities used as collateral for the loan and the loan balance. Any increase/decrease in the balance of provision is recognized in the interim income statement under "Provision expense for diminution in value and impairment of financial assets and doubtful receivables and borrowing costs of loans".

4.6 Available-for-sale (AFS) financial assets

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

Available-for-sale financial assets are recognized initially at cost (acquisition cost of the assets plus (+) transaction costs which are directly attribute to the purchase of the financial assets). After initial recognition, Available-for-sale financial assets are subsequently measured at fair value at the statement of financial position.

The differences arising from the remeasurement of available-for-sale financial assets due to changes in market prices (increase or decrease) compared to the prior period are presented under "Gain/(losses) from remeasurement of available-for-sale financial assets" within Other comprehensive income on the statement of profit or loss.

At the reporting date, the Company also reassesses whether there is any objective evidence that available-for-sale financial assets are impaired. Any increase or decrease in the impairment allowance balance is recognised in the statement of profit or loss under "Provision expenses for financial assets, write-off of doubtful receivables, impairment losses on financial assets and borrowing costs on loans".

- For equity instruments classified as available for sale, objective evidence of impairment includes a significant or prolonged decline in the fair value of the investment below its carrying amount. "Significant" is assessed relative to the original cost of the investment, while "prolonged" refers to the period during which the fair value remains below cost. When there is objective evidence of impairment, the impairment allowance is recognised based on the difference between the original cost and the fair value at the assessment date.
- For debt instruments classified as available for sale, impairment is assessed using the same criteria applied to held-to-maturity investments. When there is objective evidence of impairment, the impairment allowance is determined based on the difference between the amortised cost and the fair value at the assessment date.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.8 Fair value/market value of financial assets

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

- For securities listed on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, their market prices are their closing prices on the trading day preceding the date of setting up the revaluation;
- For unlisted securities registered for trading on the Unlisted Public Company Market ("UPCoM"), their market prices are the closing price on the most recent trading days up to the date of securities valuation;
- For delisted securities and suspended trading securities from the sixth day afterward, their prices are the book value at the latest financial report date;
- The actual market price for unlisted securities and securities unregistered for trading on the Unlisted Public Company Market ("UPCOM") is the actual trading prices of the latest transaction on over-the-counter ("OTC") market, based on the most recent financial statements of issuers as at the date of financial statements.

For securities which do not have reference price from the above sources, the fair value is determined based on internal valuation method of the Company.

Subjects of provisioning do not include government bonds, government-guaranteed bonds, and municipal bonds.

4.9 Reclassification of financial assets

Reclassification when selling financial assets other than FVTPL

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

Reclassification due to change in purpose or ability to hold

Securities companies are required to reclassify financial assets to their applicable categories if their purpose or ability to hold has changed, consequently:

- Non-derivative financial assets at FVTPL or financial assets that are not required to classify as financial asset at FVTPL at the initial recognition can be classified as loans and other receivables or as cash and cash equivalents if the requirements are met. The gains or losses arising from revaluation of financial assets at FVTPL prior to the reclassification are not allowed to be reversed.
- Due to changes in purposes or ability to hold, some HTM investments are required to be reclassified into AFS financial assets and to be reassessed at fair value. The difference arising from revaluation between carrying value and fair value are recognized under "*Difference from revaluation of assets at fair value*" in Owners' equity.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.10 Derecognition of financial assets

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

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

When the Company has transferred its rights to receive cash flows from an asset or has entered a transfer arrangement; and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. In that 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.

The continued participation in transferred assets in the form of guarantee will be recognized at smaller value between the initial carrying value of the assets and the maximum amount that the Company is required to pay.

4.11 Recognition of mortgaged financial assets

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

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

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

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

4.12 Receivables

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

Receivables are subject to review for impairment based on their overdue status or estimated loss arising from undue debts of corporate debtors who have bankruptcy or are under liquidation; or of individual debtors who are missing, have fled, are prosecuted, detained or tried by law enforcement bodies, are serving sentences, having serious illness (with hospital confirmation), have deceased, or debts that have been requested for law enforcement but cannot be performed due to the debtor having fled; debt that have been sued for debt collection but the settlement of the case has been suspended.

Increases or decreases to the provision balance are recorded in the interim income statement as *"Operating expenses"* for the period.

For receivables that are not yet due but are assessed as uncollectible, the Company estimates the irrecoverable loss (up to the carrying amount of the receivable recorded in the accounting books) to determine the impairment provision.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.13 Tangible fixed assets and accumulated depreciation

Fixed assets are stated at cost less accumulated depreciation. The cost of a fixed asset comprises of its purchase price and any directly attributable costs of bringing the fixed asset to working condition for its intended use.

Depreciation of tangible assets are computed on a straight-line basis over the estimated useful lives of these assets as follows:

	Years
Machineries and equipment	3 - 5
Motor vehicles	6 - 8
Office equipment	5
Computer software	3 - 5
Other intangible fixed assets	3 - 5

Gains and losses arising from the liquidation or sale of assets are the difference between the net proceeds from the disposal of assets and the carrying amount of the assets and are recorded in the income statement.

4.14 Leasing

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement on a straight-line basis over the term of the relevant lease.

4.15 Intangible assets and amortization

Intangible assets present the value of software, is measured at historical cost less accumulated amortization. The software is amortized using a straight-line method over an estimated useful life from three to five years.

4.16 Prepaid expenses

Prepaid expenses, including short-term prepaid expenses and long-term prepaid expenses in the interim statement of financial position, are amortized over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as prepaid expenses and are amortized over the period from one (01) year to three (03) years to the interim income statement:

- Office renovation expenses;
- Office rental expenses;
- Insurance fees;
- Software services extension, maintenance and warranty expenses.

4.17 Borrowings

Borrowings issued by the Company are recorded and stated at cost at the end of the accounting period.

4.18 Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future for bonds interest payables, goods and services received, whether or not billed to the Company.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Employee benefits

4.19.1 Post-employment benefits

Retired employees of the Company will receive retirement benefits from the Social Insurance under the Ministry of Labor and Social Affairs. The company is required to contribute to these post-employment benefits by paying social insurance for each employee at the rate of 17.5% of the basic monthly salary, salary allowance and other supplements. Other than that, the Company has no further obligations.

4.19.2 Severance allowance

According to Article 46 of the Labor Code No. 45/2019/QH14 which is effective from 01 January 2021 and Decree No. 145/2020/ND-CP of the Government providing guidance on executing some articles of the Labor Code on working conditions and labor relations, the Company has the obligation to pay a severance allowance equal to half a month month's salary for each working year to employees who voluntarily resign and fully meet factors in accordance with provisions of law. Working time to calculate severance allowance is the total actual working time of the employee at the Company minus the time the employee has participated in unemployment insurance in accordance with the law regarding unemployment insurance, and the working time that has been paid severance allowance by employers. The average monthly salary used in this calculation is the average monthly salary of the latest six-month period up to the resignation date.

4.19.3 Unemployment insurance

According to Article 57 of the Law on Employment No. 38/2013/QH13 which is effective from 01 January 2015 and Decree No. 28/2015/NĐ-CP dated 12 March 2015 of the Government providing guidelines for the Law on Employment in terms of unemployment insurance, the Company is required to contribute to the unemployment insurance at the rate of 1% of salary and wage fund of unemployment insurance joiners and deduct 1% of monthly salary and wage of each employee to contribute to the Unemployment insurance fund.

4.20 Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of receipts or receivables less trade discount, concessions and sales return. The following specific recognition criteria must also be met before revenue is recognized:

Revenue from investment in financial assets

Revenue from investment in financial assets includes interest from financial assets at fair value through profit or loss, revenue from held-to-maturity investments, revenue from loans and receivables, revenue from available-for-sale financial assets are recognized based on the differences when disposing financial assets (recognized based on Announcement of securities transaction clearing results of Vietnam Securities Depository and Clearing Corporation).

Interest income from financial assets

Interest income from financial assets are recognized in the income statement when interest arises on an accrual basis (taking into account the return earned from the assets) unless the ability to recover interest is uncertain.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.20 Revenue recognition (continued)

Dividends

Dividends received in cash are recognized in the income statement when the Company's right to receive payment is established. Dividends received by shares are only updated and monitored to the number of shares held and not recognized as revenue.

Revenue from brokerage services for investors and securities depository activities

Revenue from brokerage services for investors and securities depository activities are recognized in the income statement when all four (4) following criteria are met:

(a) The amount of revenue can be measured reliably;
(b) It is probable that the economic benefits associated with the transaction will flow to the Company;
(c) The percentage of completion of the transaction at the balance sheet date can be measured reliably;
(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from financial advisory services

Revenue from financial advisory services are recognized in the income statement when the service is provided, and it is relatively certain to determine the revenue and the costs incurred relating to the transaction for transaction completion.

Other income

Other incomes are recognized in the income statement on an accrual basis.

Revenues related to multiple accounting periods are recognized according to the completion schedule or distributed on a straight-line basis during the term of service. Unallocated value is recognized as unearned revenue on the statement of financial position.

4.21 Operating expenses

Operating expenses comprise losses and transaction costs for the purchase of financial assets, proprietary trading, and service expenses.

Losses and transaction costs for the purchase of financial assets reflect losses resulting from the sale of financial assets at fair value through profit or loss, transaction costs for purchases of financial assets at fair value through profit or loss, provision expenses for financial assets, settlement expenses for impairment of bad debts, financial assets and borrowing cost and losses, impairment on financial assets under financial asset investment portfolio of the securities company.

Expenses for providing services reflect the expenses on providing direct services of the securities company including proprietary trading costs, securities brokerage costs, underwriting and issuance agent service costs, advisory service costs and other operating expenses.

4.22 General and administrative expenses

General and administrative expenses reflect the securities company's general management expenses including salary expenses and payroll deductions of management staff, office material costs, cost of tools and supplies, depreciation and amortisation of fixed assets, outsourced services expense and other monetary expenses used for management activities.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.23 Borrowing costs

Borrowing costs are recognized to the income statement in the year on an accrual basis.

4.24 Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated at the exchange rates of commercial bank where the Company usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the interim income statement.

4.25 Payable provisions

Payable provisions are recognised when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the management's best estimate of the expenditure required to settle the obligation as at the balance sheet date.

4.26 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

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

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.27 Owners' equity

Owners' equity represents contributed capital from stock issuance which is recorded in Charter Capital at par value.

4.28 Undistributed profit

Undistributed profit comprises of realised and unrealised undistributed profit.

Realised profit during the year is the net difference between total revenue and income, and total expenses in the income statement of the Company, except for gain or loss recognized in unrealized profit.

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

4.29 Reserves

The balance of Charter capital supplementary reserve as of 31 December 2021 is allocated from after-tax profit at a rate of 5%. According to the provisions of Circular 114/2021/TT-BTC of the Ministry of Finance on 17 December 2021, the Company will not allocate the Charter capital supplementary reserve from after-tax profit from 2024. For the balance of the charter capital supplementary reserve that has been allocated, the Company will supplement the charter capital through the issuance of shares in accordance with the provisions of relevant laws, after approval by the competent authority.

Operational risk and financial reserve fund balance as of 31 December 2021 is allocated from after-tax profit at a rate of 5%. According to Circular 114/2021/TT-BTC of the Ministry of Finance on 17 December 2021, the Company will not allocate the Operational risk and financial reserve fund from after-tax profit from 2024. For the operational risk and financial reserve fund balance that has been allocated, the Company will supplement the charter capital or use it according to the decision of the Company's General Meeting of Shareholders.

4.30 Accounting estimate

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime applicable for securities companies and legal regulations relating to financial reporting requires the Board of Executive Officers to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting year. Although these accounting estimates are based on the Chief Executive Officers' best knowledge, actual results may differ from those estimates.

4.31 Related parties

Parties are considered 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 when the Company and the other party are subject to common control or significant influence. The above stakeholders can be companies or individuals, including close members of their families.

4.32 Nil balances

Items or balances required by 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 that are not shown in these interim financial statements indicate nil balances.

5. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Demand deposits	864,613,207,280	571,261,631,417
- *Bank deposits for the Company's operating activities*	*864,613,207,280*	*539,755,221,417*
- *Clearing and settlement funds for the Company's securities trading transactions*	-	*31,506,410,000*
Total	**864,613,207,280**	**571,261,631,417**

6. VALUE AND VOLUME OF TRADING DURING THE PERIOD

	Volume of trading during the period (Unit)	*Value of trading during the period (VND)*
The company	**1,195,581,318**	**79,188,416,639,212**
Shares	584,581,761	25,937,912,576,086
Bonds	325,704,532	37,320,748,158,034
Other securities	285,295,025	15,929,755,905,092
Investors	**745,775,859**	**19,675,336,100,199**
Shares	727,772,777	19,066,257,888,200
Bonds	5,435,900	578,429,370,369
Other securities	12,567,182	30,648,841,630
Total	**1,941,357,177**	**98,863,752,739,411**

7. FINANCIAL ASSETS

Concepts of financial assets

Cost

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

Fair value/market value

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

The fair value/market value of securities is determined using the method described in Note 4.6.

Amortized cost

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

For presentation purpose, provision for diminution in value or irrecoverability of financial assets is recognized as "Provision for impairment of financial assets and mortgage assets" in the interim statement of financial position.

Carrying amount

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

7. FINANCIAL ASSETS (continued)

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

	Closing balance		Opening balance	
	Cost	Fair value	Cost	Fair value
	VND	VND	VND	VND
Listed shares	3,247,712,644,826	3,249,993,998,204	2,375,411,652,045	2,419,601,427,949
Listed bonds	3,129,636,505,997	3,221,588,823,368	2,610,230,803,097	2,662,321,548,862
Government bonds	-	-	3,004,269,780,000	3,004,269,780,000
Non-listed bonds	813,624,307,296	831,103,033,424	741,802,083,020	748,077,243,287
Certificates of deposit (CDs)	2,837,965,343,046	2,908,067,374,044	2,440,980,601,666	2,499,735,926,205
Fund certificates	49,999,999,911	51,504,428,133	49,999,999,911	50,710,811,816
Total	**10,078,938,801,076**	**10,262,257,657,173**	**11,222,694,919,739**	**11,384,716,738,119**

7.2 Held-to-maturity (HTM) investments

	Closing balance	Opening balance
	VND	VND
Term deposits with term under one year (*)	5,595,000,000,000	6,294,000,000,000

7. FINANCIAL ASSETS (continued)

7.3 *Loan receivables*

Loan receivables	Closing balance		Opening balance	
	Cost	Fair value	Cost	Fair value
	VND		VND	VND
Loan receivables from margin activities	11,393,575,779,172	11,393,575,779,172	9,664,421,508,760	9,664,421,508,760
Loan advanced from securities sales proceeds	139,492,025,583	139,492,025,583	883,579,322,462	883,579,322,462
Total	**11,533,067,804,755**	**11,533,067,804,755**	**10,548,000,831,222**	**10,548,000,831,222**

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

	Closing balance		Opening balance	
	Cost	Fair value	Cost	Fair value
	VND	VND	VND	VND
Listed shares	810,220,860,000	648,086,844,000	745,603,740,000	659,641,250,000
Non-listed shares	2,880,000,000	2,880,000,000	2,880,000,000	2,880,000,000
Total	**813,100,860,000**	**650,966,844,000**	**748,483,740,000**	**662,521,250,000**

7. FINANCIAL ASSETS (continued)

7.5 *Changes in fair value of investments by category as a result of period-end market remeasurement are as follows:*

As at 31 March 2026

Financial assets	Cost	Market value or value at the year end	Revaluation difference		Revaluated value
			Increase	Decrease	
FVTPL	**10,078,938,801,076**	**10,262,257,657,173**	**399,867,933,619**	**(216,549,077,522)**	**10,262,257,657,173**
Listed shares	3,247,712,644,826	3,249,993,998,204	178,997,387,244	(176,716,033,866)	3,249,993,998,204
Listed bonds	3,129,636,505,997	3,221,588,823,368	113,009,673,415	(21,057,356,044)	3,221,588,823,368
Unlisted bonds	813,624,307,296	831,103,033,424	19,015,110,845	(1,536,384,717)	831,103,033,424
Certificates of deposits	2,837,965,343,046	2,908,067,374,044	87,341,333,893	(17,239,302,895)	2,908,067,374,044
Fund certificates	49,999,999,911	51,504,428,133	1,504,428,222	-	51,504,428,133
AFS	**813,100,860,000**	**650,966,844,000**	**-**	**(162,134,016,000)**	**650,966,844,000**
Listed shares	810,220,860,000	648,086,844,000	-	(162,134,016,000)	648,086,844,000
Unlisted shares	2,880,000,000	2,880,000,000	-	-	2,880,000,000
Total	**10,827,422,541,076**	**10,913,224,501,173**	**399,867,933,619**	**(378,683,093,522)**	**10,913,224,501,173**

As at 31 December 2025

Financial assets	Cost	Market value or value at the year end	Revaluation difference		Revaluated value
			Increase	Decrease	
FVTPL	**11,222,694,919,739**	**11,384,716,738,119**	**368,609,068,285**	**(206,587,249,905)**	**11,384,716,738,119**
Listed shares	2,375,411,652,045	2,419,601,427,949	147,623,794,386	(103,434,018,482)	2,419,601,427,949
Listed bonds	2,610,230,803,097	2,662,321,548,862	132,205,952,900	(80,115,207,135)	2,662,321,548,862
Government bonds	3,004,269,780,000	3,004,269,780,000	-	-	3,004,269,780,000
Unlisted bonds	741,802,083,020	748,077,243,287	9,440,669,589	(3,165,509,322)	748,077,243,287
Certificates of deposits	2,440,980,601,666	2,499,735,926,205	78,627,839,505	(19,872,514,966)	2,499,735,926,205
Fund certificates	49,999,999,911	50,710,811,816	710,811,905	-	50,710,811,816
AFS	**748,483,740,000**	**662,521,250,000**	**-**	**(85,962,490,000)**	**662,521,250,000**
Listed shares	745,603,740,000	659,641,250,000	-	(85,962,490,000)	659,641,250,000
Unlisted shares	2,880,000,000	2,880,000,000	-	-	2,880,000,000
Total	**11,971,178,659,739**	**12,047,237,988,119**	**368,609,068,285**	**(292,549,739,905)**	**12,047,237,988,119**

8. RECEIVABLES

8.1 Receivables from business operations

	Closing balance VND	Opening balance VND
Receivables from sales of financial assets	1,434,344,515,296	72,159,238,214
Accruals for undue dividend and interest income	486,103,899,882	309,342,044,417
- In which: accrued interest on deposits	*259,843,660,276*	*218,483,745,205*
- Accrued interests from margin lending and advances to investors	*226,260,239,606*	*90,858,299,212*
Receivables from services provided by the Company	1,962,391,695	5,124,415,882
Total	**1,922,410,806,873**	**386,625,698,513**

8.2 Other receivables and provisions

	Closing balance VND	Opening balance VND
Other receivables		
Receivables from pledge, TBX stock investment cooperation (*)	5,902,468,569	5,902,738,569
Provision for impairment of receivables (*)	(3,279,531,401)	(3,279,531,401)
Total	**2,622,937,168**	**2,623,207,168**

(*) In relation to receivables from pledged stocks and investment cooperation contracts for TBX shares. Provision balance as at 31 March 2026: VND 3,279,531,401 (as at 31 December 2025: VND 3,279,531,401).

9. PREPAID EXPENSES

	Closing balance VND	Opening balance VND
Short-term prepaid expenses	**11,768,299,460**	**12,230,705,077**
Software license fees	1,258,550,917	937,645,846
Office rental expenses	2,257,582,438	1,954,239,564
Tools and equipment	1,001,694,244	1,689,395,425
Sponsorship and advertising expenses	5,323,524,240	5,284,848,486
Others	1,926,947,621	2,364,575,756
Long-term prepaid expenses	**8,630,747,757**	***9,549,597,549***
Tools and equipment costs	8,173,279,268	8,922,685,760
Leasedline connection fee	106,505,861	240,357,821
Others	350,962,628	386,553,968
Total	**20,399,047,217**	**21,780,302,626**

10. TANGIBLE FIXED ASSETS

	Machineries and equipment	Motor vehicles	Office equipment	Total
	VND	VND	VND	VND
COST				
Opening balance	**26,110,045,370**	**5,386,553,971**	**1,997,977,741**	**33,494,577,082**
Increase	-	-	86,924,000	86,924,000
Closing balance	**26,110,045,370**	**5,386,553,971**	**2,084,901,741**	**33,581,501,082**
ACCUMULATED DEPRECIATION				
Opening balance	**6,876,425,655**	**2,177,947,928**	**1,534,452,077**	**10,588,825,660**
Charge in the year	1,263,206,093	189,439,371	55,540,801	1,508,186,265
Closing balance	**8,139,631,748**	**2,367,387,299**	**1,589,992,878**	**12,097,011,925**
NET BOOK VALUE				
Opening balance	**19,233,619,715**	**3,208,606,043**	**463,525,664**	**22,905,751,422**
Closing balance	**17,970,413,622**	**3,019,166,672**	**494,908,863**	**21,484,489,157**

The cost of the Company's tangible assets as at 31 March 2026 includes VND 1,397,579,045 (as at 31 December 2025: VND 1,397,579,045) of assets which have been fully depreciated but are still in use.

11. INTANGIBLE FIXED ASSETS

	Software
	VND
COST	
Opening balance	**24,402,291,111**
Closing balance	**24,402,291,111**
ACCUMULATED AMORTIZATION	
Opening balance	**6,554,035,989**
Charge in the year	1,230,931,484
Closing balance	**7,784,967,473**
NET BOOK VALUE	
Opening balance	**17,848,255,122**
Closing balance	**16,617,323,638**

The cost of the Company's intangible assets as at 31 March 2026 includes VND 310,963,750 (as at 31 December 2025: VND 310,963,750) of assets which have been fully amortized but are still in use.

12. PAYMENTS TO SETTLEMENT ASSISTANCE FUND

Payment for settlement assistance fund represents the amounts deposited at Vietnam Securities Depository (VSD). According to the prevailing regulation of VSDC, the Company must deposit an initial amount of VND 120 million at the Vietnam Securities Depository and pay on an annual basis an addition of 0.01% of the total amount of brokered securities in the previous year, but not exceeding VND 2.5 billion per annum. The maximum contribution of each custody member to the Settlement Assistance Fund is VND 20 billion for custody members being securities companies with securities trading and brokerage activities.

	Closing balance VND	Opening balance VND
Initial payment	298,643,023	298,643,023
Additions	4,847,577,658	2,469,549,748
Distributed interest	362,798,501	240,826,411
Total	**5,509,019,182**	**3,009,019,182**

13. COLLATERALS AND PLEDGED ASSETS

Assets	Closing balance VND	Opening balance VND	*Collaterals for* VND
Certificates of deposit	3,080,000,000,000	2,440,387,200,000	Short-term borrowings
Deposit contracts	5,495,000,000,000	6,194,000,000,000	Short-term borrowings
Credit institution bonds	2,680,000,000,000	2,380,000,000,000	Short-term borrowings
Total	**11,255,000,000,000**	**11,014,387,200,000**	

14. SHORT-TERM BORROWINGS

Unit: VND

	Opening balance	In the period		Closing balance
	Amount/Amount able to be paid off	Increase	Decrease	Amount/ Amount able to be paid off
Overdraft	**603,000,000,000**	**3,400,500,000,000**	**2,715,500,000,000**	**1,188,000,000,000**
Joint Stock Commercial Bank for Investment and Development of Vietnam	503,000,000,000	3,400,500,000,000	2,715,500,000,000	1,188,000,000,000
Fortune Vietnam Joint Stock Commercial Bank	100,000,000,000	-	100,000,000,000	-
Short-term borrowings	**12,731,500,000,000**	**16,523,800,000,000**	**14,127,651,000,000**	**15,127,649,000,000**
Fortune Vietnam Joint Stock Commercial Bank	45,000,000,000	7,453,300,000,000	2,415,000,000,000	5,083,300,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam	1,335,000,000,000	1,561,000,000,000	825,000,000,000	2,071,000,000,000
Vietnam Bank for Agriculture and Rural Development	1,836,000,000,000	1,847,000,000,000	1,836,000,000,000	1,847,000,000,000
Ho Chi Minh City Development Joint Stock Commercial Bank	1,000,000,000,000	1,566,000,000,000	1,000,000,000,000	1,566,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam	999,000,000,000	450,000,000,000	-	1,449,000,000,000
Vietnam Export Import Commercial Joint-Stock Bank	1,500,000,000,000	1,482,000,000,000	1,804,151,000,000	1,177,849,000,000
Other credit institutions	6,016,500,000,000	1,864,500,000,000	6,247,500,000,000	1,633,500,000,000
Other organizations	-	300,000,000,000	-	300,000,000,000
Total (*)	**13,334,500,000,000**	**19,924,300,000,000**	**16,943,151,000,000**	**16,315,649,000,000**

(*) Loans intended for working capital purposes are subject to interest rates ranging from 5.0%/year to 10.0%/year. (As of December 31, 2025: 4.2%/year to 10.0%/year.)

15. PAYABLES FROM SECURITIES TRADING ACTIVITIES

	Closing balance VND	Opening balance VND
Payables from securities trading activities		
- Payables to Stock Exchange	7,452,105,537	7,039,142,786
- Payables to Vietnam Securities Depository and Clearing Corporation	521,983,097	437,017,234
- Payables to other organizations and individuals	148,427,640	608,546,505
- Payables from covered warrant activities (*)	42,312,548,974	6,912,567,200
Total	**50,435,065,248**	**14,997,273,725**

(*) The company is allowed to issue covered warrants under the offering certificates granted by the State Securities Commission. Details are as follows:

Covered Warrants (*)	The number of authorized covered warrants	The number of outstading covered warrents Số lượng	Closing balance VND	Opening balance VND
ACB/LPBS/Call/EU/Cash/12M/02	2,800,000	1,856,300	1,596,418,000	-
MBB/LPBS/Call/EU/Cash/12M/04	3,200,000	1,830,100	2,983,063,000	-
STB/LPBS/Call/EU/Cash/6M/05	4,800,000	1,142,200	2,330,088,000	2,934,532,000
TCB/LPBS/Call/EU/Cash/6M/07	9,600,000	7,328,300	2,345,056,000	4,991,200
VIB/LPBS/Call/EU/Cash/12M/10	3,200,000	2,202,400	2,246,448,000	-
VPB/LPBS/Call/EU/Cash/6M/11	4,800,000	3,740,000	1,645,600,000	145,772,400
FPT/LPBS/Call/EU/Cash/12M/14	3,200,000	3,013,700	1,898,631,000	71,544,000
HPG/LPBS/Call/EU/Cash/12M/16	3,200,000	2,859,400	5,204,108,000	59,620,000
MSN/LPBS/Call/EU/Cash/12M/18	3,200,000	3,121,100	6,179,778,000	11,056,800
MWG/LPBS/Call/EU/Cash/6M/19	8,000,000	7,073,300	7,214,766,000	629,038,000
VHM/LPBS/Call/EU/Cash/12M/22	3,200,000	3,107,100	4,008,159,000	-
VNM/LPBS/Call/EU/Cash/12M/24	2,800,000	1,515,800	2,622,334,000	3,056,012,800
SHB/LPBS/Call/EU/Cash/6M/25	4,800,000	4,076,200	2,038,100,000	-
Total	**56,800,000**	**42,865,900**	**42,312,549,000**	**6,912,567,200**

16. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
	VND	VND
Payables for purchasing financial assets (*)	1,259,685,636,920	3,267,160,930,000
Others	3,992,284,273	131,782,500
Total	**1,263,677,921,193**	**3,267,292,712,500**

(*) The amount payable on day T0 relates to securities purchase transactions on the last day of the period.

17. TAX AND OTHER PAYABLES TO THE STATE BUDGET

Unit: VND

	Opening balance	Payable during the year	Paid during the year	Closing balance
Value added tax	482,167,388	1,018,612,306	(1,044,922,361)	455,857,333
Corporate income tax (Notes 27.1)	22,646,827,111	11,125,023,271	(23,152,052,750)	10,619,797,632
Personal income tax	29,524,318,176	563,853,672	(21,248,512,660)	8,839,659,188
Total	**52,653,312,675**	**12,707,489,249**	**(45,445,487,771)**	**19,915,314,153**

18. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
Accrued interest payable to credit institutions	22,759,923,083	18,539,949,316
Other accrued expenses	2,514,446,776	7,679,116,004
Total	**25,274,369,859**	**26,219,065,320**

19. DEFERRED CORPORATE INCOME TAX ("CIT") PAYABLES

	Closing balance	Opening balance
Deferred CIT payables	VND	VND
Opening balance	32,081,373,854	-
Deferred expense income tax arising from revaluation of financial assets at FVTPL	6,925,838,332	32,081,373,854
Ending balance	**39,007,212,186**	**32,081,373,854**

20. OWNERS' EQUITY

20.1 Undistributed profit

	Closing balance	Opening balance
	VND	VND
Realized profit after tax	522,978,410,388	478,497,092,328
Unrealized profit	157,514,893,742	129,940,444,526
Total	**680,493,304,130**	**608,437,536,854**

	Closing balance	Opening balance
	VND	VND
Authorized shares	**1,266,800,000**	**1,266,800,000**
Shares issued and fully paid	1,266,800,000	1,266,800,000
- *Ordinary shares*	*1,266,800,000*	*1,266,800,000*
Outstanding shares	**1,266,800,000**	**1,266,800,000**
- *Ordinary shares*	*1,266,800,000*	*1,266,800,000*

The list of the Company's major shareholders holding 5% or more of shares, along with other shareholders, is as follows:

	As at 31 March 2026		As at 31 December 2025	
		Tỷ lệ (%)	Cổ phần	Tỷ lệ (%)
Mr. Nguyen Xuan Thai	190,020,000	15.00%	-	0.00%
Mrs. Nguyen Ngọc My Anh	190,020,000	15.00%	-	0.00%
Mrs. Nguyen Thi Minh Anh	123,411,556	9.74%	58,648,140	4.63%
Mr. Ngo Quyet Tien	122,684,741	9.68%	94,412,741	7.45%
Mrs. Pham Thu Hang	117,225,946	9.25%	111,553,946	8.81%
Other shareholders	523,437,757	41.33%	1,002,185,173	79.11%
Total	**1,266,800,000**	**100.00%**	**1,266,800,000**	**100.00%**

20. OWNERS' EQUITY (continued)

20.2 Changes in owner's equity

	Owners' equity	Supplementary charter capital reserve	Financial and business risk reserve	Fair value revaluation difference	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
As at 01 January 2026	**12,668,000,000,000**	**4,305,464,486**	**704,967,662**	**(85,962,490,000)**	**582,402,267,737**	**13,169,450,209,885**
Profit after tax for the period	-	-	-	-	72,055,767,276	72,055,767,276
Fair value revaluation difference	-	-	-	(76,171,526,000)	-	(76,171,526,000)
As at 31 March 2026	**12,668,000,000,000**	**4,305,464,486**	**704,967,662**	**(162,134,016,000)**	**680,493,304,130**	**13,191,369,720,278**

21. DISCLOSURES OF OFF-BALANCE SHEET ITEMS

21.1 Financial assets listed/registered for trading at VSDC of the Company

	Closing balance	Opening balance
	VND	VND
Unrestricted financial assets	1,875,212,870,000	1,939,439,570,000
Mortgage financial assets	1,980,000,000,000	1,380,000,000,000
Financial assets awaiting settlement	917,636,400,000	12,392,500,000
Total	**4,772,849,270,000**	**3,331,832,070,000**

21.2 Awaiting financial assets of the Company

	Closing balance	Opening balance
	VND	VND
Shares	285,995,000,000	26,491,250,000
Bonds	664,800,000	2,817,000,000,000
Covered warrants	2,860,400,000	-
Total	**289,520,200,000**	**2,843,491,250,000**

21.3 Financial assets which have not been deposited at VSDC of the Company

	Closing balance	Opening balance
	VND	VND
Shares	24,880,000,000	24,880,000,000
Bonds	-	741,800,000,000
Certificates of deposit	2,835,025,000,000	2,440,387,200,000
Fund certificates	49,256,226,200	49,256,226,200
Total	**2,909,161,226,200**	**3,256,323,426,200**

21.4 Financial assets listed/registered for trading at VSDC of investors

	Closing balance	Opening balance
	VND	VND
Unrestricted financial assets	12,945,185,170,000	12,585,984,834,000
Restricted financial assets	50,077,940,000	42,107,940,000
Mortgage financial assets	2,379,169,440,000	2,249,169,440,000
Blocked financial assets	181,269,090,000	181,269,090,000
Financial assets awaiting settlement	237,984,620,000	430,704,270,000
Total	**15,793,686,260,000**	**15,489,235,574,000**

21.5 Payables to domestic investors for securities trading activities managed by the Company

	Closing balance	Opening balance
	VND	VND
Payables to investors – Investors' securities trading deposits under securities company–managed accounts	279,656,675,692	247,523,020,840
Payables to investors – Investors' deposits for securities trading clearing and settlement	433,801,050,583	1,443,609,509,444
Total	**713,457,726,275**	**1,691,132,530,284**

22. REVENUE

22.1 Gain/(loss) from disposals of financial assets at FVTPL

Financial assets	Quantity Unit	Average selling price VND/Unit	Proceeds VND	Weighted average cost at the end of transaction date VND	Gain/(Loss) from disposal in the current period VND	Gain/(Loss) from disposal in the previous period VND
GAIN						
Listed shares	120,306,725	50,366	6,059,425,037,500	5,776,706,893,494	282,718,144,006	-
Listed bonds	13,342,892	111,616	1,489,286,589,863	1,471,486,431,104	17,800,158,759	-
Unlisted bonds	3,580	102,339,455	366,375,250,557	358,656,026,518	7,719,224,039	-
Government bonds	62,620,000	104,602	6,550,151,560,000	6,539,411,604,843	10,739,955,157	238,000,000
Certificates of deposit	18,255,094	274,770	5,015,957,129,338	4,997,904,692,095	18,052,437,243	-
Covered warrants	52,022,700	1,392	72,432,596,301	59,683,131,000	12,749,465,301	
Total	**266,550,991**		**19,553,628,163,559**	**19,203,848,779,054**	**349,779,384,505**	**238,000,000**
LOSS						
Listed shares	157,874,324	40,919	6,460,106,280,993	6,769,373,371,289	(309,267,090,296)	-
Listed bonds	3,379,410	100,114	338,326,604,001	360,051,038,815	(21,724,434,814)	-
Government bonds	95,145,000	114,316	10,876,613,115,000	10,885,231,790,157	(8,618,675,157)	(887,593,927)
Certificates of deposit	21,499,073	121,177	2,605,197,833,277	2,612,505,437,002	(7,307,603,725)	-
Covered warrants	33,717,100	1,944	54,935,838,068	65,551,275,000	(10,615,436,932)	
Total	**311,614,907**		**20,335,179,671,339**	**20,692,712,912,263**	**(357,533,240,924)**	**(887,593,927)**

22. REVENUE (continued)

22.2 *Gain/(loss) from revaluation of financial assets*

Financial assets	Cost	Fair value	Revaluation difference as at ending balance [1]	Revaluation difference as at beginning balance [2]	Net difference adjusted in the accounting period ([1]-[2]) 1st Quarter 2026
FVTPL					
Listed shares	3,247,712,644,826	3,249,993,998,204	2,281,353,378	44,189,775,904	(41,908,422,526)
Listed bonds	3,129,636,505,997	3,221,588,823,368	91,952,317,371	52,090,745,765	39,861,571,606
Unlisted bonds	813,624,307,296	831,103,033,424	17,478,726,128	6,275,160,267	11,203,565,861
Certificates of deposit	2,837,965,343,046	2,908,067,374,044	70,102,030,998	58,755,324,539	11,346,706,459
Fund certificates	49,999,999,911	51,504,428,133	1,504,428,222	710,811,905	793,616,317
Total	**10,078,938,801,076**	**10,262,257,657,173**	**183,318,856,097**	**162,021,818,380**	**21,297,037,717**
AFS					
Listed shares	810,220,860,000	648,086,844,000	(162,134,016,000)	(85,962,490,000)	(76,171,526,000)
Unlisted shares	2,880,000,000	2,880,000,000	-	-	-
Total	**813,100,860,000**	**650,966,844,000**	**(162,134,016,000)**	**(85,962,490,000)**	**(76,171,526,000)**

22.3 *Dividend, interest income from financial assets at FVTPL, HTM investments and loans*

	Quarter 1 of 2026	Quarter 1 of 2025	Accumulated for 2026	Accumulated for 2025
From financial assets at FVTPL	5,935,195,616	-	5,935,195,616	-
From financial assets at HTM	89,408,561,646	8,403,178,082	89,408,561,646	8,403,178,082
From loans and receiva	300,410,418,529	61,649,224,421	300,410,418,529	61,649,224,421
Total	**395,754,175,791**	**70,052,402,503**	**395,754,175,791**	**70,052,402,503**

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

	Quarter 1 of 2026	Quarter 1 of 2025	Accumulated for 2026	Accumulated for 2025
Borrowing costs of loans	2,389,810,453	1,185,950,684	2,389,810,453	1,185,950,684

24. OPERATING EXPENSES

	Quarter 1 of 2026	Quarter 1 of 2025	Accumulated for 2026	Accumulated for 2025
Expenses for proprietary trading activities	7,481,963,316	1,681,480,003	7,481,963,316	1,681,480,003
Expenses for brokerage services	46,245,690,694	20,506,266,941	46,245,690,694	20,506,266,941
Expenses for securities depository services	5,462,192,624	1,876,560,027	5,462,192,624	1,876,560,027
Expenses for financial advisory services	819,075,166	1,706,204,466	819,075,166	1,706,204,466
Total	**60,008,921,800**	**25,770,511,437**	**60,008,921,800**	**25,770,511,437**

25. GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter 1 of 2026	Quarter 1 of 2025	Accumulated for 2026	Accumulated for 2025
Employees expenses	32,700,279,567	8,295,109,149	32,700,279,567	8,295,109,149
Officel expenses	515,479,169	323,944,859	515,479,169	323,944,859
Depreciation and amortization expenses	3,401,642,620	2,102,753,798	3,401,642,620	2,102,753,798
Tax expenses, fees and charges	12,494,689	11,012,000	12,494,689	11,012,000
External service expenses	12,469,887,899	3,092,002,208	12,469,887,899	3,092,002,208
Total	**49,099,783,944**	**13,824,822,014**	**49,099,783,944**	**13,824,822,014**

26. OTHER INCOME, OTHER EXPENSE

	Quarter 1 of 2026	Quarter 1 of 2025	Accumulated for 2026	Accumulated for 2025
Office lease contract compensation	5,093,112,397	-	5,093,112,397	-
Other income	-	12,535	-	12,535
Loss on disposal of assets	(18,902,545)	-	(18,902,545)	-
Other expense	(9,000)	-	(9,000)	-
Total	**5,074,200,852**	**12,535**	**5,074,200,852**	**12,535**

27. CORPORATE INCOME TAX EXPENSES ("CIT")

27.1 Corporate income tax expenses

The current CIT estimation table of the Company is presented below:

	Quarter 1 of 2026	Quarter 1 of 2025
	VND	**VND**
Profit before tax	**90,106,628,879**	**46,920,516,518**
Adjustments to accounting profit	**(34,481,512,523)**	**(14,222,066,493)**
Adjustments to increase accounting profit	***226,761,300,364***	***1,054,846,800***
- Loss from revaluation of financial assets at FVTPL	*220,234,392,591*	*15,750*
- Gain from revaluation of outstanding covered warrants payables	*6,508,132,748*	-
- Non-deductible tax expenses	*18,775,025*	*1,054,831,050*
Adjustments to decrease accounting profit	***(261,242,812,887)***	***(15,276,913,293)***
- Gain from revaluation of financial assets at FVTPL	*(241,531,430,308)*	*(15,276,913,293)*
- Gain from revaluation of outstanding covered warrants payables	*(19,711,382,579)*	-
Estimated current taxable income	**55,625,116,356**	**32,698,450,025**
Corporate income tax rate	**20%**	**20%**
Estimated CIT expenses	**11,125,023,271**	**6,539,690,005**

The Company has the obligation to pay corporate income tax at a rate of 20% on its taxable income.

27.2 Deferred corporate income tax expense

	Quarter 1 of 2026	Quarter 1 of 2025
	VND	VND
Deferred corporate income tax expense arising from the revaluation of financial assets at FVTPL	6,925,838,332	-

28. BASIC EARNINGS PER SHARE

Basic earnings per share are calculated as the net profit attributable to shareholders, after deducting appropriations to the bonus and welfare funds, divided by the weighted average number of ordinary shares outstanding during the period, excluding treasury shares repurchased and held by the Company

	Quarter 1 of 2026	Quarter 1 of 2025	Accumulated for 2026	Accumulated for 2025
Profit after tax attributable to ordinary shareholders - VND	72,055,767,276	40,380,826,513	72,055,767,276	40,380,826,513
Weighted average number of ordinary shares to calculate basic interest on shares - Shares	1,266,800,000	388,800,000	1,266,800,000	388,800,000
Earnings per share (VND/1 shares)	**57**	**104**	**57**	**104**

29. RELATED PARTY TRANSACTIONS AND BALANCES

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

Related parties	Relationships
Members of the Board of Directors (BOD), the Executive Board, and the Supervisory Board	Internal person
Loc Phat Viet Nam Crypto Assests Exchange Joint Stock Company	The Chairman of the BOD, concurrently Chairman of the BOD of a related party The Vice Chairman of the BOD, concurrently a member of the BOD of a related party Member of the BOD, concurrently a member of the BOD of a related party
LPB Asset Management Joint Stock Company	Member of the BOD, concurrently a member of the BOD of a related party
Thaiholdings Joint Stock Company	The Vice Chairman of the BOD, concurrently a member of the BOD, Deputy CEO, and Corporate Governance Officer of a related party" Member of the Supervisory Board, concurrently a member of the Supervisory Board of a related party
Thaihomes Real Estate Development Joint Stock Company	The Vice Chairman of the BOD, concurrently Chairman of the BOD of a related party
Phu Dong Sport Investment Joint Stock Company	Member of the BOD, concurrently a member of the BOD of a related party
Kim Lien Tourism Joint Stock Company	The Vice Chairman of the BOD, concurrently a member of the BOD of a related party

During the period, the Company had the following principal transactions with related parties:

	Quarter 1 of 2026 VND	Quarter 1 of 2025 VND
Fee income		
LPB Asset Management Joint Stock Company	26,194,856	-

30. REMUNERATION OF THE BOARD OF DIRECTORS, SUPERVISORY BOARD, AND INCOME OF THE BOARD OF EXECUTIVE OFFICERS

	Quarter 1 of 2026 VND	Quarter 1 of 2025 VND
The Executive Board	790,820,000	1,007,495,084

31. EVENT AFTER THE REPORTING DATE

There has been no matter or circumstance that has arisen since the reporting date that has affected or may significantly affect the operations of the Company, results of its operations which is required to be adjusted or disclosed in the financial statements.

S.G.P:72-C.T.C.P
CÔNG TY
CỔ PHẦN
CHỨNG KHOÁN
LPBANK
P. SÀI GÒN - T.P HỒ CHÍ MINH

Tran Nhat Duy Preparer	**Nguyen Thi Ngan** Chief Accountant	**Hoang Viet Anh** Chief Executive Officer

15 April 2026