LPBANK SECURITIES JOINT STOCK COMPANY Số: 448/2026/ CV-LPBS ***V/v**: Explanation of the fluctuation in profit after tax for QII 2026 with variance exceeding 10% QII 2025.*	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness** **----o0o-----**

HCM City, 20 July 2026

EXPLANATION LETTER

To: **- The State Securities Commission of Vietnam (SSC)**
- Viet Nam Exchange (VNX)

Pursuant to Clause 1, Article 22 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance providing guidelines on information disclosure on the securities market, LPBank Securities Joint Stock Company (LPBS) hereby provides an explanation regarding the variance of 10% or more in Corporate Income Profit After Tax in the Income Statement of Q2/2026 compared to the same period last year

The variances in revenue and expenses for Q2/2026 compared to Q2/2025 are as follows:

Financial Indicators	**Quarter II**		**Increase (+) / Decrease (-) Q2/2026 vs. Q2/2025**	
	2026 VND	**2025 VND**	**Value VND**	**Percentage %**
Operating income	1,663,740,677,524	442,247,615,375	1,221,493,062,149	276.20%
Operating expenses	651,282,585,617	59,399,083,883	591,883,501,734	996.45%
Finance expenses	337,498,376,975	102,636,406,263	234,861,970,712	228.83%
Profit before tax	628,161,254,754	262,106,039,569	366,055,215,185	139.66%
Profit after tax	502,617,939,631	206,210,853,702	296,407,085,929	143.74%

Profit after tax for the second quarter of 2026 reached VND 502.62 billion, representing an increase of VND 296.41 billion or 143.74% year-on-year. Core revenue streams maintained strong growth momentum, contributing positively to total revenue, specifically:

- Operating revenue eached nearly VND 1,663 billion, nearly tripling that of Q2 2025. This was primarily driven by margin lending and securities issuance agency activities, which generated revenues of VND 351 billion and VND 150 billion, respectively representing year-on-year increases of 426% and 100%.

- Proprietary trading portfolio: gains from financial assets at fair value through profit or loss (FVTPL) in Q2 reached VND 939 billion, more than tripling that of Q2 2025. Driven by an agile operating strategy, the Company recorded profit before tax of VND 628 billion, representing a year-on-year increase of 139.66%

The above is the explanation of LPBank Securities Joint Stock Company regarding the variance in profit of Q2/2026 compared to the same period last year, submitted to the State Securities Commission of Vietnam and the Vietnam Exchange for your information.

Respectfully yours!

Recipients: *- As above;* *- Archived: AcD; AdD; ICD (for reporting).*	**LPBANK SECURITIES JOINT STOCK COMPANY** **Chief Executive Officer** S.G.P: 48 C.T.C.P CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK P. XUÂN HÒA - T.P HỒ CHÍ MINH ***Hoang Viet Anh***

LPBANK SECURITIES JOINT STOCK COMPANY

Financial statements Quarter 2, 2026
As at 30 June 2026

S.G.P: 48 -
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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 79/GPĐC-UBCK dated 26 June 2026 and Enterprise Registration Certificate No. 0309312029, with the 22nd amendment date on 08 July 2026.

The Company's head office is located at 4th Floor, Office Building, No. 257 Dien Bien Phu Street, Xuan Hoa 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 30 June 2026, the Company's charter capital was VND 14,086,680,000,000 (as at 31 December 2025: VND 12,668,000,000,000).

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. Phan Thanh Son	Independent Member	Appointed on 03 February 2026
Mrs. Pham Thi Duyen	Member	Appointed on 18 June 2026
Mr. Pham Quang Hung	Independent Member	Appointed on 03 February 2026 Resigned on 18 June 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

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STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Unit: VND

ITEMS	Code	Notes	As at 30/06/2026	As at 01/01/2026
A. CURRENT ASSETS (100=110+130)	**100**		**38,018,900,212,666**	**29,863,002,637,350**
I. Financial assets	**110**		***38,009,869,881,002***	***29,850,285,936,273***
1. Cash and cash equivalents	111	5	258,698,201,571	571,261,631,417
1.1 Cash	*111.1*		*258,698,201,571*	*571,261,631,417*
2. Financial assets at fair value through profit/ loss (FVTPL)	112	7.1	17,260,103,876,831	11,384,716,738,119
3. Held-to-maturity (HTM) investments	113	7.2	5,111,218,026,027	6,294,000,000,000
4. Loan receivables	114	7.3	13,737,917,619,074	10,548,000,831,222
5. Available-for-sale (AFS) financial assets	115	7.4	587,419,684,000	662,521,250,000
6. Provision for impairment of financial assets and mortgage assets	116		(1,177,258,031)	-
7. Receivables	117	8.1	829,829,528,867	381,501,282,631
7.1 Receivables from the sale of financial assets	*117.1*	8.1	*393,333,655,152*	*72,159,238,214*
7.2 Receivables and accruals from dividend and interest income of financial assets	*117.2*	8.1	*436,495,873,715*	*309,342,044,417*
7.2.1 Dividends and interest receivables due for collection	*117.3*	8.1	*11,682,464,384*	-
7.2.2 Accruals for undue dividend and interest income	*117.4*	8.1	*424,813,409,331*	*309,342,044,417*
8. Advances to suppliers	118		365,476,527	536,579,834
9. Receivables from services provided by the Company	119	8.1	214,239,602,331	5,124,415,882
10. Other receivables	122	8.2	14,679,211,185	5,902,738,569
11. Provision for impairment of receivables	129	9	(3,424,087,380)	(3,279,531,401)
II. Other current assets	**130**		**9,030,331,664**	**12,716,701,077**
1. Advances	131		213,166,000	75,800,000
2. Office supplies, tools and materials	132		68,972,400	392,196,000
3. Short-term prepaid expenses	133	10	8,730,193,264	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**		**69,054,047,356**	**69,216,055,993**
I. Fixed assets	**220**		***33,596,300,193***	***40,754,006,544***
1. Tangible fixed assets	221	11	18,109,534,890	22,905,751,422
- Cost	*222*		*30,959,781,082*	*33,494,577,082*
- Accumulated depreciation	*223a*		*(12,850,246,192)*	*(10,588,825,660)*
2. Intangible assets	227	12	15,486,765,303	17,848,255,122
- Cost	*228*		*24,512,691,111*	*24,402,291,111*
- Accumulated amortization	*229a*		*(9,025,925,808)*	*(6,554,035,989)*
II. Construction in progress	**240**		**15,720,150,982**	**10,018,394,033**
III. Other long-term assets	**250**		**19,737,596,181**	**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	10	5,950,162,314	9,549,597,549
3. Payments to Settlement Assistance Fund	254	13	5,509,019,182	3,009,019,182
TOTAL ASSETS (270=100+200)	**270**		**38,087,954,260,022**	**29,932,218,693,343**

STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

Unit: VND

ITEMS	Code	Notes	As at 30/06/2026	As at 01/01/2026
C. LIABILITIES (300=310+340)	**300**		**20,175,272,532,660**	**16,736,733,214,341**
I. Current liabilities	**310**		**20,106,327,572,972**	**16,704,606,864,511**
1. Short-term borrowings	311	15	19,364,500,000,000	13,334,500,000,000
1.1 Short-term borrowings	*312*		*19,364,500,000,000*	*13,334,500,000,000*
2. Payables for securities trading activities	318	16	52,034,472,319	14,997,273,725
3. Short-term trade payables	320	17	432,554,203,275	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	18	126,749,118,543	52,653,312,675
6. Payables to employees	323		16,527,878,174	6,433,632,272
7. Employee benefits	324		7,138,550	7,138,550
8. Short-term accrued expenses	325	19	55,332,912,209	26,219,065,320
9. Short-term unearned revenue	327	20	56,090,546,324	126,344,091
10. Other short-term payables	329		525,228,971	371,310,771
11. Bonus and welfare fund	331		1,706,074,607	1,706,074,607
II. Non-current liabilities	**340**		**68,944,959,688**	**32,126,349,830**
1. Long-term unearned revenue	351	20	*875,466,668*	-
2. Deposits, long-term collaterals received	352		*44,975,976*	44,975,976
3. Deferred income tax liabilities	356	21	68,024,517,044	32,081,373,854
D. OWNERS' EQUITY (400=410)	**400**	**22**	**17,912,681,727,362**	**13,195,485,479,002**
I. Owners' equity	**410**		**17,912,681,727,362**	**13,195,485,479,002**
1. Share capital	411		16,920,494,697,453	12,668,000,000,000
1.1 Owners' capital contribution	*411.1*		*14,086,680,000,000*	*12,668,000,000,000*
a. Ordinary share carrying voting rights	*411.1a*		*14,086,680,000,000*	*12,668,000,000,000*
1.2 Share premium	411.2		*2,833,814,697,453*	-
2. Differences from revaluation of assets at fair value	412		*(195,934,646,000)*	*(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		*1,183,111,243,761*	608,437,536,854
- Realized profit after tax	*417.1*		*907,567,521,308*	*478,497,092,328*
- Unrealized profit	*417.2*		*275,543,722,453*	*129,940,444,526*
TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	**440**		**38,087,954,260,022**	**29,932,218,693,343**

STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

STATEMENT OF OFF-BALANCE SHEET ITEMS

Unit: VND

	ITEMS	Code	Notes	As at 30/06/2026	As at 01/01/2026
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		1,408,668,000	1,266,800,000
3.	Financial assets listed/registered for trading at Vietnam Securities Depository and Clearing Corporation (VSDC) of the Company	008	23.1	4,250,315,970,000	3,331,832,070,000
	a. Unrestricted financial assets	*008.1*		2,235,917,170,000	*1,939,439,570,000*
	b. Restricted financial assets	*008.3*		*1,910,000,000,000*	*1,380,000,000,000*
	c. Financial assets pending settlement	*008.5*		*104,398,800,000*	*12,392,500,000*
4.	Financial assets deposited at VSDC and not yet traded by the securities company	009		21,358,500,000	13,249,120,000
	a. Financial assets deposited at VSDC, not yet traded, and freely transferable	*009.1*		21,358,500,000	*13,249,120,000*
5.	Awaiting financial assets of the Company	010	23.2	112,223,100,000	2,843,491,250,000
6.	Non-traded financial assets deposited at VSDC of the Company (VND)	012	23.3	3,854,136,226,200	3,256,323,426,200
7.	Financial assets over which the securities company has entitlement rights	013		51,250,000,000	35,000,000,000
8.	Covered warrants (number of covered warrants)	014		1,992,200	-

STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

STATEMENT OF OFF-BALANCE SHEET ITEMS (continued)

Unit: VND

	ITEMS	Code	Notes	As at 30/06/2026	As at 01/01/2026
B.	**ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS**				
1.	Financial assets listed/registered for trading at VSDC of investors	021	23.4	26,515,019,330,000	15,489,235,574,000
	a. Unrestricted financial assets	*021.1*		*17,029,189,660,000*	12,585,984,834,000
	b. Restricted financial assets	*021.2*		*53,307,940,000*	42,107,940,000
	c. Mortgaged financial assets	*021.3*		*9,063,358,160,000*	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*		*187,894,480,000*	430,704,270,000
2.	Non-traded financial assets deposited at VSDC of investors	022		130,532,890,000	63,924,630,000
	a. Unrestricted and non-traded financial assets deposited at VSDC	*022.1*		117,462,890,000	*63,804,630,000*
	b. Restricted and non-traded financial assets deposited at VSDC	*022.2*		13,070,000,000	*120,000,000*
3.	Awaiting financial assets of investors	023		154,585,420,000	393,608,510,000
4.	Financial assets to which the investor is entitled	025		43,091,700,000	54,128,590,000
5.	Investors' deposits	026		869,976,471,628	1,718,187,620,919
5.1	*Investors' deposits for securities trading activities managed by the Company*	*027*		246,893,185,966	247,523,020,840
5.2	Clearing deposits and payment of securities transactions	*029*		579,057,291,802	1,443,609,509,444
	a. Clearing deposits and payment of securities transactions by domestic investors	*029.1*		*579,057,291,802*	*1,443,609,509,444*
6.	Deposits of securities issuers	030		*44,025,993,860*	27,055,090,635
7.	Payables to investors - investors' deposits for securities trading activities managed by the Company	031	23.5	*825,950,477,768*	*1,691,132,530,284*
	a. Payables to domestic investors for securities trading activities managed by the Company	*031.1*		*825,950,477,768*	*1,691,132,530,284*
8.	Payable to securities issuers	032		11,426,260	-
9.	Dividend, bond principal and interest payables	035		44,014,567,600	27,055,090,635

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK
S.G.P: 48 - C.T.C.P
P. XUÂN HÒA - T.P HỒ CHÍ MINH

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

INCOME STATEMENT
for the financial period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	Quarter 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
I. OPERATING INCOME						
1.1. Gain from financial assets at fair value through profit or loss (FVTPL)	01		939,666,008,707	284,347,069,201	1,556,623,401,715	299,861,982,494
a. Gain from disposals of financial assets at FVTPL	*01.1*	*24.1*	*314,582,710,277*	*239,900,545,052*	*664,362,094,782*	*240,138,545,052*
b. Gain from revaluation of financial assets at FVTPL	*01.2*	*24.2*	*458,051,856,932*	*41,503,524,149*	*699,583,287,240*	*56,780,437,442*
c. Dividend and interest income gain from financial assets at FVTPL	*01.3*	*24.3*	*150,902,584,658*	*2,943,000,000*	*156,837,780,274*	*2,943,000,000*
d. Gain from revaluation of outstanding covered warrants payables	*01.4*	*24.2*	*16,128,856,840*	-	*35,840,239,419*	-
1.2. Gain from held-to-maturity (HTM) investments	02	24.3	89,508,063,451	62,416,849,313	178,916,625,097	70,820,027,395
1.3. Gain from loans and other receivables	03	24.3	351,548,858,040	66,822,259,343	651,959,276,569	128,471,483,764
1.4. Gain from available-for-sale (AFS) financial assets	04	24.3	14,550,470,000	-	14,550,470,000	-
1.5. Revenue from brokerage services	06		54,969,331,875	25,743,105,811	93,114,017,854	39,988,564,157
1.6. Revenue from underwriting and issuance agency services	07		150,001,836,443	-	150,001,836,443	-
1.7. Revenue from securities depository services	09		1,703,197,558	987,602,652	3,209,675,628	1,790,002,194
1.8 Revenue from financial advisory services	10		50,700,000,000	-	50,700,000,000	-
1.9. Revenue from other operating activities	11		11,092,911,450	1,930,729,055	18,139,126,145	4,665,821,594
Total operating income (20=01+02+03+04+06+07+09+10+11)	**20**		**1,663,740,677,524**	**442,247,615,375**	**2,717,214,429,451**	**545,597,881,598**
II. OPERATING EXPENSES						
2.1. Loss from financial assets at fair value through profit or loss (FVTPL)	21		579,059,055,872	23,676,335,106	1,172,457,776,812	25,213,381,883
a. Loss from disposals of financial assets at FVTPL	*21.1*	*24.1*	*227,402,206,360*	*9,660,213,337*	*584,935,447,284*	*10,547,807,264*
b. Loss from revaluation of financial assets at FVTPL	*21.2*	*24.2*	*316,423,715,496*	*11,684,361,365*	*536,658,108,087*	*11,684,377,115*
c. Transaction costs of acquisition of financial assets at FVTPL	*21.3*		*10,268,799,309*	*2,331,760,404*	*19,391,753,986*	*2,981,197,504*
d. Loss from revaluation of outstanding covered warrants payables	*21.4*	*24.2*	*24,964,334,707*	-	*31,472,467,455*	-
2.2. Reversal of provision expense for diminution in value and impairment of financial assets and doubtful debts and borrowing costs of loans	24	25	5,369,981,583	1,281,761,644	7,759,792,036	2,467,712,328
2.3. Expenses for proprietary trading activities	26	26	4,626,475,589	2,746,768,709	12,108,438,905	3,778,811,612
2.4. Expenses for brokerage services	27	26	56,313,408,739	27,744,764,962	102,559,099,433	48,251,031,903
2.5. Expenses for securities depository services	30	26	4,697,896,073	2,438,413,404	10,160,088,697	4,314,973,431
2.6. Expenses for financial advisory services	31	26	1,215,767,761	1,511,040,058	2,034,842,927	3,217,244,524
Total operating expenses (40=21+24+26+27+30+31)	**40**		**651,282,585,617**	**59,399,083,883**	**1,307,080,038,810**	**87,243,155,681**

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

Unit: VND

	ITEMS	Code	Notes	Quarter 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
III.	**FINANCIAL INCOME**						
3.1.	Dividend income and interest income from demand deposits	42		1,365,031,859	453,958,932	2,279,439,376	838,033,953
	Total financial income (50=42)	**50**		**1,365,031,859**	**453,958,932**	**2,279,439,376**	**838,033,953**
IV.	**FINANCIAL EXPENSES**						
4.1.	Interest expenses	52		337,498,376,975	102,636,406,263	601,956,871,255	117,781,349,712
	Total financial expenses (60=52)	**60**		**337,498,376,975**	**102,636,406,263**	**601,956,871,255**	**117,781,349,712**
V.	**GENERAL AND ADMINISTRATIVE EXPENSES**	**62**	**27**	**48,359,962,100**	**18,562,510,920**	**97,459,746,044**	**32,387,332,934**
VI.	**OPERATING PROFIT (70=20+50-40-60-62)**	**70**		**627,964,784,691**	**262,103,573,241**	**712,997,212,718**	**309,024,077,224**
VII.	**OTHER INCOME AND EXPENSES**						
7.1.	Other income	71		196,482,000	2,466,328	7,787,911,481	2,478,863
7.2.	Other expenses	72		11,937	-	2,517,240,566	-
	Total other operating profit (80=71-72)	**80**		**196,470,063**	**2,466,328**	**5,270,670,915**	**2,478,863**
VIII.	**PROFIT BEFORE TAX (90=70+80)**	**90**		**628,161,254,754**	**262,106,039,569**	**718,267,883,633**	**309,026,556,087**
8.1.	Realized profit	91		481,115,121,185	232,286,876,785	536,721,462,516	263,930,495,760
8.2.	Unrealized profit	92		147,046,133,569	29,819,162,784	181,546,421,117	45,096,060,327
IX.	**CORPORATE INCOME TAX (CIT) EXPENSES**	**100**	**28**	**125,543,315,123**	**55,895,185,867**	**143,594,176,726**	**62,434,875,872**
9.1.	Current CIT expenses	100.1	28.1	96,526,010,265	46,552,983,980	107,651,033,536	53,092,673,985
9.2.	Deferred CIT expenses/(income)	100.2	28.2	29,017,304,858	9,342,201,887	35,943,143,190	9,342,201,887
X.	**PROFIT AFTER TAX (200=90-100)**	**200**		**502,617,939,631**	**206,210,853,702**	**574,673,706,907**	**246,591,680,215**
XI.	**OTHER COMPREHENSIVE GAIN AFTER TAX**	**300**		**(33,800,630,000)**	**2,420,000,000**	**(109,972,156,000)**	**4,400,000,000**
11.1	Gain/(Loss) from revaluation of AFS financial assets	301	29	(33,800,630,000)	2,420,000,000	(109,972,156,000)	4,400,000,000
XII.	**EARNINGS PER SHARE**	**500**	**30**	**391**	**530**	**450**	**634**
12.1.	Earning per share (VND/share)	501		391	530	450	634

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK

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

CASH FLOW STATEMENT
for the financial period ended 30 June 2026

Unit: VND

ITEMS	Code	Accumulated for 2026	Accumulated for 2025
I. Cash flows from operation activities			
1. Profit before tax	**01**	**718,267,883,633**	**309,026,556,087**
2. Adjustment for:	**02**	**172,190,454,446**	**34,630,098,206**
Depreciation and amortization expenses	03	5,388,740,351	4,190,048,553
Provisions	04	1,321,814,010	-
Interest expenses	06	601,956,871,255	118,150,336,013
(Gain)/loss from investment activities	07	18,902,545	-
Accrued interest income	08	(436,495,873,715)	(87,710,286,360)
3. Increase in non-monetary expenses	**10**	**568,130,575,542**	**11,684,377,115**
Loss from revaluation of financial assets at FVTPL and loss from revaluation of cover warrants payable	11	568,130,575,542	11,684,377,115
4. Decrease in non-monetary expenses	**18**	**(749,676,996,659)**	**(56,780,437,442)**
Gain from revaluation of financial assets at FVTPL and gain from revaluation of cover warrants payable	19	(735,423,526,659)	(56,780,437,442)
Gain on recognition of differences assessed at fair value of AFS financial assets when reclassifying	20	(14,253,470,000)	-
5. Operating income before changes in working capital	**30**	**708,911,916,962**	**298,560,593,966**
- (Increase)/decrease in financial assets at FVTPL	31	(5,698,208,489,559)	(6,085,078,341,746)
- (Increase)/decrease in HTM investments	32	1,238,748,864,387	(6,584,000,000,000)
- (Increase)/decrease in loans	33	(3,189,916,787,852)	(68,685,388,598)
- (Increase)/decrease in AFS financial assets	34	(34,870,590,000)	500,000,000,000
- (Increase)/decrease in receivables from disposal of financial assets	35	(318,676,099,854)	(737,341,867,919)
- (Increase)/decrease in receivables, accruals from dividend and interest on financial assets	36	309,342,044,417	30,529,487,998
- (Increase)/decrease in receivables from services provided by the Company	37	(209,115,186,449)	(368,910,506)
- (Increase)/decrease in other receivables	39	(8,605,369,309)	(3,196,156,802)
- (Increase)/decrease in other assets	40	(4,707,518,400)	(3,674,606,688)
- Increase/(decrease) in accrued expenses (excluding interest expenses)	41	5,621,423,677	575,816,851
- (Increase)/decrease in prepaid expenses	42	6,549,017,419	(4,647,212,627)
- Current corporate income tax paid	43	(32,052,052,750)	(16,688,863,707)
- Interest expenses paid	44	(578,464,448,043)	(110,232,101,581)
- Increase/(decrease) in trade payables	45	(2,832,208,477,431)	2,090,973,387,099
- Increase/(decrease) in taxes and other payables to the State budget (excluding CIT paid)	47	-	(2,277,199,044)
- Increase/(decrease) in payables to employees	48	(1,503,174,918)	719,870,799
- Increase/(decrease) in other payables and covered warrant payables	50	10,094,245,902	2,891,780,387
- Other payments for operating activities	52	39,901,635,451	(1,750,161,028)
Net cash flows used in operating activities	**60**	**(10,589,159,046,350)**	**(10,693,689,873,146)**
II. Cash flows from investing activities			
- Purchase and construction of fixed assets, investment properties and other long-term assets	61	(5,899,080,949)	(12,607,752,878)
Net cash flows used in investing activities	**70**	**(5,899,080,949)**	**(12,607,752,878)**

CASH FLOW STATEMENT (continued)
for the period ended 30 June 2026

	ITEMS	Code	Accumulated for 2026	Accumulated for 2025
III.	**Cash flows from financing activities**			
-	Cash receipt from issuance of shares, capital contributed by shareholders	71	4,252,500,075,853	-
-	Drawdown of borrowings	73	37,935,300,000,000	12,836,822,680,000
-	Repayment of borrowings	74	(31,905,300,000,000)	(100,000,000,000)
	Net cash flows from financing activities	**80**	**10.282.494.697.453**	**12,736,822,680,000**
IV.	**Net increase/(decrease) in cash during the period**	**90**	**(312.563.429.846)**	**2,030,525,053,976**
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**	**258,698,201,571**	**2,926,573,887,383**
	- Cash	103.1	258,698,201,571	2,926,573,887,383

LPBANK Securities Joint Stock Company

B03a-CTCK

CASH FLOW STATEMENT (continued)
for the period ended 30 June 2026

CASH FLOWS FROM BROKERAGE AND TRUST ACTIVITIES OF THE CUSTOMERS

Unit: VND

ITEMS	Code	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	44,077,088,325,950	40,671,518,710,427
2. Cash payments from acquisition of brokerage securities of customers	02	(44,090,359,438,054)	(43,354,452,841,988)
3. Cash receipts for settlement of securities transactions of customers	07	43,398,507,888,526	2,958,647,609,070
4. Cash payments for securities transactions of customers	08	(44,225,050,956,964)	-
5. Cash payments for depository fees of customers	11	(2,187,969,749)	(4,222,033,994)
6. Cash receipts from securities issuers	14	1,103,011,878,241	803,414,984,736
7. Cash payments from securities issuers	15	(1,109,220,877,241)	(793,425,342,611)
Net increase/(decrease) in cash during the period	**20**	**(848,211,149,291)**	**281,481,085,640**
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**	**869,976,471,628**	**504,481,162,102**
Cash at banks at the beginning of the year	41	869,976,471,628	504,481,162,102
- Investors' deposits managed by the Company for securities trading activities	*42*	246,893,185,966	327,110,505,228
- Investors' synthesizing deposits for securities trading activities	*43*	579,057,291,802	152,431,874,489
- Deposits of securities issuers	*45*	44,025,993,860	24,938,782,385

S.G.P: 48 - C.T.C.P
CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK
P. XUÂN HÒA - T.P HỒ CHÍ MINH

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

20 July 2026

LPBANK Securities Joint Stock Company

B03a-CTCK

STATEMENT OF CHANGES IN OWNERS' EQUITY
for the period ended 30 June 2026

Unit: VND

ITEMS	Opening balance		Increase/(decrease)				Closing balance	
			Previous period		Current period			
	01/01/2025	01/01/2026	Increase	Decrease	Increase	Decrease	30/06/2025	30/06/2026
I. CHANGES IN OWNERS' EQUITY								
1. Share capital	3,888,000,000,000	12,668,000,000,000	-	-	4,252,494,697,453	-	3,888,000,000,000	16,920,494,697,453
1.1 Ordinary share	*3,888,000,000,000*	*12,668,000,000,000*	-	-	*1,418,680,000,000*	-	*3,888,000,000,000*	*14,086,680,000,000*
1.2 Share premium	-	-	-	-	*2,833,814,697,453*	-	-	*2,833,814,697,453*
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)*	4,400,000,000	-	-	(109,972,156,000)	8,313,470,000	*(195,934,646,000)*
5. Undistributed profit	86,227,153,102	608,437,536,854	246,591,680,215	-	574,673,706,907	-	332,818,833,317	*1,183,111,243,761*
5.1 Realized profit after tax	*84,612,203,993*	*478,497,092,328*	*210,837,821,775*	-	*429,070,428,980*	-	*295,450,025,768*	*907,567,521,308*
5.2 Unrealized profit	*1,614,949,109*	*129,940,444,526*	*35,753,858,440*	-	*145,603,277,927*		*37,368,807,549*	*275,543,722,453*
Total	**3,983,151,055,250**	**13,195,485,479,002**	**250,991,680,215**	**-**	**4,827,168,404,360**	**(109,972,156,000)**	**4,234,142,735,465**	**17,912,681,727,362**
II. OTHER COMPREHENSIVE INCOME								
1. Gain/(loss) from revaluation of AFS financial assets	3,913,470,000	(85,962,490,000)	4,400,000,000	-	-	(109,972,156,000)	8,313,470,000	(195,934,646,000)
Total	**3,913,470,000**	**(85,962,490,000)**	**4,400,000,000**	**-**	**-**	**(109,972,156,000)**	**8,313,470,000**	**(195,934,646,000)**

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK

Tran Nhat Duy
Preparer

Nguyen Thi Ngan
Chief Accountant

Hoang Viet Anh
Chief Executive Officer
20 July 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 79/GPĐC-UBCK dated 26 June 2026 and Enterprise Registration Certificate No. 0309312029, with the 22nd amendment date on 08 July 2026.

The total number of employees of the Company as at 30 June 2026 was 454 (as at 31 December 2025: 314).

The Company's head office is located at 4th Floor, Office Building, No. 257 Dien Bien Phu Street, Xuan Hoa 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 30 June 2026, the Company's charter capital was VND 14,086,680,000,000 (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 30 June 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"*.

4.6 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)

4.6 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".

4.7 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 Covered warrants payables

Covered warrants are secured securities with collaterals issued by the Company which give its holder the right to buy an amount of an underlying security at an exercise price or to receive a sum of money equal to the difference between the price (index) of the underlying securities and the exercise price (exercise index), when the former is higher than the latter, at the strike time.

When covered warrants are issued, the Company records an increase in covered warrant payables, at the same time monitoring the number of covered warrants still allowed to be issued. The transaction costs relating to the purchase and issuance of covered warrants are recognized when incurred as purchase costs of financial assets at FVTPL in the separate income statement. Profit or loss resulted from covered warrants when repurchase, upon the maturity of covered warrants or when covered warrant is recalled, are recognized under "Gain from disposal of financial assets at FVTPL" or "Loss from disposal of financial assets at FVTPL" in the separate income statement.

At the end of the year, the Company revaluates the covered warrants at fair value. The decrease in difference arising from revaluation of outstanding covered warrants at fair value in comparison with previous year is recognized in "Gain from financial assets at FVTPL" (line "Gain from revaluation of outstanding covered warrant payable"). The increase in difference arising from revaluation of outstanding covered warrants at fair value in comparison with previous year is recognized in "Loss from financial assets at FVTPL" (line "Loss from revaluation of outstanding covered warrant payable").

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

4.20 Employee benefits

4.20.1 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.

4.20.2 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'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.

4.20.3 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.21 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.

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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.22 Unearned revenue

Unearned revenue is the revenue received in advance relating to one or more accounting periods for securities custody services, and prepaid interest from deposit contracts. The Company recognizes unearned revenue corresponding to the obligations that the Company has to perform in the future. When the revenue recognition criteria are met, the unearned revenue will be recognized in the income statement during the year corresponding to the portion that satisfies such revenue recognition criteria.

4.23 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.

4.24 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.

4.25 Borrowing costs

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

4.26 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.

4.27 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.28 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.

4.29 Owners' equity

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

4.30 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.31 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.

4.32 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.

4.33 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.

4.34 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

	As at 30/06/2026 VND	As at 01/01/2026 VND
Demand deposits		
- Bank deposits for the Company's operating activities	241,576,359,020	539,755,221,417
- Clearing and settlement funds for the Company's securities trading transactions	17,121,842,551	31,506,410,000
Total	**258,698,201,571**	**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	**2,563,155,754**	**154,316,245,435,267**
Shares	1,323,771,537	56,073,181,910,900
Bonds	760,740,304	82,224,382,951,680
Other securities	478,643,913	16,018,680,572,687
Investors	**2,888,379,099**	**77,856,001,555,359**
Shares	2,818,287,922	75,518,816,368,230
Bonds	21,318,206	2,264,067,911,689
Other securities	48,772,971	73,117,275,440
Total	**5,451,534,853**	**232,172,246,990,626**

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")

	As at 30/06/2026		As at 01/01/2026	
	Cost	Fair value	Cost	Fair value
	VND	VND	VND	VND
Listed shares	3,792,515,157,717	3,966,667,070,750	2,375,411,652,045	2,419,601,427,949
Listed bonds	3,286,805,622,380	3,393,126,420,041	5,614,500,583,097	5,666,591,328,862
Non-listed bonds	3,475,251,048,355	3,481,088,493,150	741,802,083,020	748,077,243,287
Certificates of deposit (CDs)	6,266,331,580,935	6,317,813,931,510	2,440,980,601,666	2,499,735,926,205
Fund certificates	99,999,999,911	101,407,961,380	49,999,999,911	50,710,811,816
Total	**16,920,903,409,298**	**17,260,103,876,831**	**11,222,694,919,739**	**11,384,716,738,119**

7.2 Held-to-maturity (HTM) investments

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Term deposits with term under one year (*)	5,111,218,026,027	6,294,000,000,000

7. FINANCIAL ASSETS (continued)

7.3 Loan receivables

Loan receivables	As at 30/06/2026 Cost VND	As at 30/06/2026 Fair value (*)	As at 01/01/2026 Cost VND	As at 01/01/2026 Fair value (*) VND
Loan receivables from margin activities	13,636,454,644,678	13,635,277,386,647	9,664,421,508,760	9,664,421,508,760
Loan advanced from securities sales proceeds	101,462,974,396	101,462,974,396	883,579,322,462	883,579,322,462
Total	**13,737,917,619,074**	**13,736,740,361,043**	**10,548,000,831,222**	**10,548,000,831,222**

(*) The fair value of loans is measured at cost less provision for doubtful debts.

7.4 Available-for-sale (AFS) financial assets

	As at 30/06/2026 Cost VND	As at 30/06/2026 Fair value VND	As at 01/01/2026 Cost VND	As at 01/01/2026 Fair value VND
Listed shares	780,474,330,000	584,539,684,000	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	**783,354,330,000**	**587,419,684,000**	**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 30 June 2026

Financial assets	Cost	Market value or value at the year end	Revaluation difference Increase	Revaluation difference Decrease	Revaluated value
FVTPL	**16,920,903,409,298**	**17,260,103,876,831**	**893,337,301,749**	**(554,136,834,216)**	**17,260,103,876,831**
Listed shares	3,792,515,157,717	3,966,667,070,750	529,821,923,131	(355,670,010,098)	3,966,667,070,750
Listed bonds	3,286,805,622,380	3,393,126,420,041	180,170,735,811	(73,849,938,150)	3,393,126,420,041
Unlisted bonds	3,475,251,048,355	3,481,088,493,150	32,903,354,200	(27,065,909,405)	3,481,088,493,150
Certificates of deposits	6,266,331,580,935	6,317,813,931,510	147,720,527,138	(96,238,176,563)	6,317,813,931,510
Fund certificates	99,999,999,911	101,407,961,380	2,720,761,469	(1,312,800,000)	101,407,961,380
AFS	**783,354,330,000**	**587,419,684,000**	**62,632,313,500**	**(258,566,959,500)**	**587,419,684,000**
Listed shares	780,474,330,000	584,539,684,000	62,632,313,500	(258,566,959,500)	584,539,684,000
Unlisted shares	2,880,000,000	2,880,000,000	-	-	2,880,000,000
Total	**17,704,257,739,298**	**17,847,523,560,831**	**955,969,615,249**	**(812,703,793,716)**	**17,847,523,560,831**

As at 01 January 2026

Financial assets	Cost	Market value or value at the year end	Revaluation difference Increase	Revaluation difference Decrease	Revaluated value
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	5,614,500,583,097	5,666,591,328,862	132,205,952,900	(80,115,207,135)	5,666,591,328,862
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

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Receivables from sales of financial assets	393,333,655,152	72,159,238,214
Accruals for undue dividend and interest income	436,495,873,715	309,342,044,417
- In which: accrued interest on deposits	*69,859,230,576*	*218,483,745,205*
- Accrued interests from margin lending and advances to investors	*354,954,178,755*	*90,858,299,212*
- Dividends and bond interest payables due	*11,682,464,384*	-
Receivables from services provided by the Company	214,239,602,331	5,124,415,882
Total	**1,044,213,687,177**	**386,625,698,513**

8.2 Other receivables and provisions

	Closing balance	Opening balance
	VND	VND
Receivables from liquidation and compensation	8,711,329,473	-
Receivables from pledge, TBX stock investment cooperation (*)	5,873,671,401	5,873,671,401
Other receivables (*)	94,210,311	29,067,168
Total	**14,679,211,185**	**5,902,738,569**

(*) In relation to receivables from pledged stocks and investment cooperation contracts for TBX shares. Provision balance as at 30 June 2026: VND 3,279,531,401 (as at 31 December 2025: VND 3,279,531,401).

9. PROVISION FOR IMPAIRMENT OF FINANCIAL ASSETS AND COLLATERALS

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Provision for impairment of receivables	3.279.531.401	3.279.531.401
Provision for impairment of loans	1.177.258.031	-
Provision for doubtful service receivables	144.555.979	-
Total	**4.601.345.411**	**3.279.531.401**

10. PREPAID EXPENSES

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Short-term prepaid expenses	**8.730.193.264**	**12,230,705,077**
Maintenance and repair expenses	6.152.694.561	2,364,575,756
Office rental expenses	872.071.200	1,954,239,564
Software license fees	792.665.916	937,645,846
Tools and equipment	477.271.987	1,689,395,425
Sponsorship and advertising expenses	435.489.600	5,284,848,486
Long-term prepaid expenses	***5.950.162.314***	***9,549,597,549***
Tools and equipment costs	5.543.606.983	8,922,685,760
Leasedline connection fee	-	240,357,821
Others	406.555.331	386,553,968
Total	***14.680.355.578***	**21,780,302,626**

11. TANGIBLE FIXED ASSETS

	Machineries and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
COST				
Opening balance	26,110,045,370	5,386,553,971	1,997,977,741	33,494,577,082
Increase	47,034,000	-	39,890,000	86,924,000
Reclassification	(2,621,720,000)	-	-	(2,621,720,000)
Closing balance	**23,535,359,370**	**5,386,553,971**	**2,037,867,741**	**30,959,781,082**
ACCUMULATED DEPRECIATION				
Opening balance	**6,876,425,655**	**2,177,947,928**	**1,534,452,077**	**10,588,825,660**
Charge in the year	2,424,583,197	378,878,742	113,388,593	2,916,850,532
Reclassification	(655,430,000)	-	-	(655,430,000)
Closing balance	**8,645,578,852**	**2,556,826,670**	**1,647,840,670**	**12,850,246,192**
NET BOOK VALUE				
Opening balance	**19,233,619,715**	**3,208,606,043**	**463,525,664**	**22,905,751,422**
Closing balance	**14,889,780,518**	**2,829,727,301**	**390,027,071**	**18,109,534,890**

The cost of the Company's tangible assets as at 30 June 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.

12. INTANGIBLE FIXED ASSETS

	Software VND
COST	
Opening balance	**24,402,291,111**
	110,400,000
Closing balance	**24,512,691,111**
ACCUMULATED AMORTIZATION	
Opening balance	**6,554,035,989**
Charge in the year	2,471,889,819
Closing balance	**9,025,925,808**
NET BOOK VALUE	
Opening balance	**17,848,255,122**
Closing balance	**15,486,765,303**

The cost of the Company's intangible assets as at 30 June 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.

13. 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.

	As at 30/06/2026	As at 01/01/2026
	VND	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**

14. COLLATERALS AND PLEDGED ASSETS

Assets	As at 30/06/2026	As at 01/01/2026	*Collaterals for*
	VND	VND	VND
Certificates of deposit	4,801,950,726,027	2,440,387,200,000	Short-term borrowings
Deposit contracts	5,009,267,300,000	6,194,000,000,000	Short-term borrowings
Credit institution bonds	2,792,000,000,000	2,380,000,000,000	Short-term borrowings
Total	**12,603,218,026,027**	**11,014,387,200,000**	

15. SHORT-TERM BORROWINGS

Unit: VND

	As at 01/01/2026	In the period		As at 30/06/2026
	Amount/Amount able to be paid off	Increase	Decrease	Amount/ Amount able to be paid off
Overdraft	**603,000,000,000**	**4,702,500,000,000**	**4,403,500,000,000**	**902,000,000,000**
Joint Stock Commercial Bank for Investment and Development of Vietnam	503,000,000,000	4,502,500,000,000	4,103,500,000,000	902,000,000,000
Fortune Vietnam Joint Stock Commercial Bank	100,000,000,000	200,000,000,000	300,000,000,000	-
Short-term borrowings	**12,731,500,000,000**	**37,636,300,000,000**	**31,905,300,000,000**	**18,462,500,000,000**
Vietnam Bank for Agriculture and Rural Development	1,836,000,000,000	4,847,000,000,000	3,683,000,000,000	3,000,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam	1,335,000,000,000	4,571,000,000,000	2,933,000,000,000	2,973,000,000,000
Fortune Vietnam Joint Stock Commercial Bank	45,000,000,000	10,213,800,000,000	8,131,300,000,000	2,127,500,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam	999,000,000,000	2,784,000,000,000	1,649,000,000,000	2,134,000,000,000
Other credit institutions	8,516,500,000,000	13,649,500,000,000	14,954,000,000,000	7,212,000,000,000
Other organizations	-	1,571,000,000,000	555,000,000,000	1,016,000,000,000
Total (*)	**13,334,500,000,000**	**42,338,800,000,000**	**36,308,800,000,000**	**19,364,500,000,000**

(*) Loans intended for working capital purposes are subject to interest rates ranging from 5.0%/year to 10.1%/year. (As of December 31, 2025: 4.2%/year to 10.0%/year.)

16. PAYABLES FROM SECURITIES TRADING ACTIVITIES

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Payables from securities trading activities		
- Payables to Stock Exchange	9,549,151,919	7,039,142,786
- Payables to Vietnam Securities Depository and Clearing Corporation	637,032,360	437,017,234
- Payables to other organizations and individuals	428,554,040	608,546,505
- Payables from covered warrant activities (*)	41,419,734,000	6,912,567,200
Total	**52,034,472,319**	**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	As at 30/06/2026	As at 01/01/2026
		Số lượng	VND	VND
ACB/LPBS/Call/EU/Cash/12M/02	2,800,000	2,715,300	3,774,267,000	-
MBB/LPBS/Call/EU/Cash/12M/04	3,200,000	2,455,200	2,897,136,000	-
VIB/LPBS/Call/EU/Cash/12M/10	3,200,000	2,620,900	2,516,064,000	-
FPT/LPBS/Call/EU/Cash/12M/14	3,200,000	3,094,100	1,330,463,000	71,544,000
HPG/LPBS/Call/EU/Cash/12M/16	3,200,000	3,137,100	4,831,134,000	59,620,000
MSN/LPBS/Call/EU/Cash/12M/18	3,200,000	3,062,500	4,501,875,000	11,056,800
VHM/LPBS/Call/EU/Cash/12M/22	2,800,000	2,785,100	19,189,339,000	3,056,012,800
VNM/LPBS/Call/EU/Cash/12M/24	3,200,000	2,937,600	2,379,456,000	-
STB/LPBS/Call/EU/Cash/6M/05	-	-	-	2,934,532,000
TCB/LPBS/Call/EU/Cash/6M/07	-	-	-	4,991,200
VPB/LPBS/Call/EU/Cash/6M/11	-	-	-	145,772,400
MWG/LPBS/Call/EU/Cash/6M/19	-	-	-	629,038,000
SHB/LPBS/Call/EU/Cash/6M/25	-	-	-	-
Total	**24,800,000**	**22,807,800**	**41,419,734,000**	**6,912,567,200**

17. SHORT-TERM TRADE PAYABLES

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Payables for purchasing financial assets (*)	431,979,909,292	3,267,160,930,000
Others	574,293,983	131,782,500
Total	**432,554,203,275**	**3,267,292,712,500**

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

18. 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	14,745,529,625	(2,333,546,644)	12,894,150,369
Corporate income tax (Notes 28.1)	22,646,827,111	107,651,033,536	(32,052,052,750)	98,245,807,897
Personal income tax	29,524,318,176	66,080,075,125	(79,995,233,024)	15,609,160,277
Others	-	492	(492)	-
Total	**52,653,312,675**	**188,476,638,778**	**(114,380,832,910)**	**126,749,118,543**

19. SHORT-TERM ACCRUED EXPENSES

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Accrued interest payable to credit institutions	49,792,164,564	18,539,949,316
Other accrued expenses	5,540,747,645	7,679,116,004
Total	**55,332,912,209**	**26,219,065,320**

20. UNEARNED REVENUE

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Interest paid in advance	55,966,890,414	-
Management service fees	123,655,910	126,344,091
Consulting service fees	875,466,668	-
Total	**56,966,012,992**	**126,344,091**

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

	As at 30/06/2026 VND	As at 01/01/2026 VND
Deferred CIT payables		
Beginning balance	**32,081,373,854**	**-**
Deferred CIT arising from the increase in revaluation of financial assets at FVTPL	32,585,035,831	32,081,373,854
Deferred CIT arising from the decrease in revaluation of outstading covered warrant payables	873,554,393	-
Deferred CIT arising from the reclassification of AFS financial assets to FVTPL	2,748,915,769	-
Deferred CIT arising from differences in provision expenses	(264,362,803)	-
Ending balance	**68,024,517,044**	**32,081,373,854**

22. OWNERS' EQUITY

22.1 Undistributed profit

	As at 30/06/2026 VND	As at 01/01/2026 VND
Realized profit after tax	907,567,521,308	478,497,092,328
Unrealized profit	275,543,722,453	129,940,444,526
Total	**1,183,111,243,761**	**608,437,536,854**

	As at 30/06/2026 VND	As at 01/01/2026 VND
Authorized shares	**1,408,668,000**	**1,266,800,000**
Shares issued and fully paid	1,408,668,000	1,266,800,000
- *Ordinary shares*	*1,408,668,000*	*1,266,800,000*
Outstanding shares	**1,408,668,000**	**1,266,800,000**
- *Ordinary shares*	*1,408,668,000*	*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 30/06/2026		As at 01/01/2026	
		Tỷ lệ (%)	Cổ phần	Tỷ lệ (%)
Mr. Nguyen Xuan Thai	190,020,000	13.49%	-	0.00%
Mrs. Nguyen Ngọc My Anh	190,020,000	13.49%	-	0.00%
Mrs. Nguyen Thi Minh Anh	123,411,556	8.76%	58.648.140	4.63%
Mr. Ngo Quyet Tien	122,684,741	8.71%	94.412.741	7.45%
Mrs. Pham Thu Hang	117,225,946	8.32%	111.553.946	8.81%
Other shareholders	665,305,757	47.23%	1.002.185.173	79.11%
Total	**1,408,668,000**	**100.00%**	**1.266,800,000**	**100.00%**

22. OWNERS' EQUITY (continued)

22,2 Changes in owner's equity

	Owners' equity VND	Premium share	Supplementary charter capital reserve VND	Financial and business risk reserve VND	Fair value revaluation difference VND	Retained earnings VND	Total VND
As at 01 January 2026	**12,668,000,000,000**	**-**	**4,305,464,486**	**704,967,662**	**(85,962,490,000)**	**608,437,536,854**	**13,195,485,479,002**
Capital increase during the period	1,418,680,000,000	2,833,814,697,453	-	-	-	-	4,252,494,697,453
Profit after tax	-	-	-	-	-	574,673,706,907	574,673,706,907
Fair value revaluation difference	-	-	-	-	(109,972,156,000)	-	(109,972,156,000)
As at 30 June 2026	**14,086,680,000,000**	**2,833,814,697,453**	**4,305,464,486**	**704,967,662**	**(195,934,646,000)**	**1,183,111,243,761**	**17,912,681,727,362**

(*) According to Official Dispatch No, 5607/UBCK-QLKD dated June 19, 2026, issued by the State Securities Commission regarding the receipt of reports on the results of the initial public offering (IPO) of LPBank Securities Joint Stock Company, Board of Directors Resolution No, 75/2026/NQ-HDQT dated June 16, 2026, and Public Offering Result Report No, 324/2026/CV-LPBS dated June 16, 2026, the Company successfully distributed 141,868,000 shares at a price of VND 30,000 per share, According to the most recent Amended License, Establishment and Operation License No, 79/GPDC-UBCK dated June 26, 2026, the Company's owner's contributed capital is VND 14,086,680,000,000,

23. DISCLOSURES OF OFF-BALANCE SHEET ITEMS

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

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Unrestricted financial assets	2,235,917,170,000	1,939,439,570,000
Mortgage financial assets	1,910,000,000,000	1,380,000,000,000
Financial assets awaiting settlement	104,398,800,000	12,392,500,000
Total	**4,250,315,970,000**	**3,331,832,070,000**

23.2 Awaiting financial assets of the Company

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Shares	110,853,000,000	26,491,250,000
Bonds	347,700,000	2,817,000,000,000
Covered warrants	1,022,400,000	-
Total	**112,223,100,000**	**2,843,491,250,000**

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

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Shares	24,880,000,000	24,880,000,000
Bonds	-	741,800,000,000
Certificates of deposit	3,730,000,000,000	2,440,387,200,000
Fund certificates	99,256,226,200	49,256,226,200
Total	**3,854,136,226,200**	**3,256,323,426,200**

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

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Unrestricted financial assets	17,029,189,660,000	12,585,984,834,000
Restricted financial assets	53,307,940,000	42,107,940,000
Mortgage financial assets	9,063,358,160,000	2,249,169,440,000
Blocked financial assets	181,269,090,000	181,269,090,000
Financial assets awaiting settlement	187,894,480,000	430,704,270,000
Total	**26,515,019,330,000**	**15,489,235,574,000**

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

	As at 30/06/2026	As at 01/01/2026
	VND	VND
Payables to investors – Investors' securities trading deposits under securities company–managed accounts	246,893,185,966	247,523,020,840
Payables to investors – Investors' deposits for securities trading clearing and settlement	579,057,291,802	1,443,609,509,444
Total	**825,950,477,768**	**1,691,132,530,284**

24. REVENUE

24,1 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	172,034,000	43,078	7,410,889,020,690	7,187,622,887,109	223,266,133,581	217,124,671,428
Listed bonds	12,310,336	116,501	1,434,169,302,441	1,405,751,059,520	28,418,242,921	18,672,358,715
Unlisted bonds	5,748	112,162,844	644,712,025,757	627,583,450,554	17,128,575,203	871,500,000
Government bonds	53,820,000	100,046	5,384,486,220,000	5,368,154,610,518	16,331,609,482	3,232,014,909
Certificates of deposit	11,330,042	606,539	6,872,114,730,188	6,866,527,993,834	5,586,736,354	-
Covered warrants	76,923,300	883	67,929,340,736	44,077,928,000	23,851,412,736	-
Total	**326,423,426**		**21,814,300,639,812**	**21,499,717,929,535**	**314,582,710,277**	**239,900,545,052**
LOSS						
Listed shares	192,445,900	38,839	7,474,323,185,000	7,651,112,725,685	(176,789,540,685)	(11,197,999)
Listed bonds	10	100,343,101	1,003,431,010	1,043,075,686	(39,644,676)	-
Unlisted bonds	2,212	100,351,423	221,977,348,527	223,805,011,934	(1,827,663,407)	-
Government bonds	136,220,000	102,816	14,005,574,070,000	14,024,126,049,483	(18,551,979,483)	(9,649,015,338)
Certificates of deposit	50,204	19,045,691	956,169,863,884	968,841,182,093	(12,671,318,209)	-
Covered warrants	44,648,200	2,056	74,255,425,131	91,777,485,031	(17,522,059,900)	-
Total	**373,366,526**		**22,733,303,323,552**	**22,960,705,529,912**	**(227,402,206,360)**	**(9,660,213,337)**

24, **REVENUE** (continued)

24,2 *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]) 2nd Quarter 2026
FVTPL					
Listed shares	3,762,768,627,717	3,922,447,070,750	159,678,443,033	2,281,353,378	157,397,089,655
Listed bonds	3,286,805,622,380	3,393,126,420,041	106,320,797,661	91,952,317,371	14,368,480,290
Unlisted bonds	3,475,251,048,355	3,481,088,493,150	5,837,444,795	17,478,726,128	(11,641,281,333)
Certificates of deposit	6,266,331,580,935	6,317,813,931,510	51,482,350,575	70,102,030,998	(18,619,680,423)
Fund certificates	99,999,999,911	101,407,961,380	1,407,961,469	1,504,428,222	(96,466,753)
Covered warrant	(45,787,505,964)	(41,419,734,000)	4,367,771,964	13,203,249,831	(8,835,477,867)
Total	**16,845,369,373,334**	**17,174,464,142,831**	**329,094,769,497**	**196,522,105,928**	**132,572,663,569**

Reclassification from AFS to FVTPL	Cost	Fair value	Revaluation difference as at ending balance	Revaluation difference as at 22/06/2026	Revaluation difference as at 30/06/2026
POT	29,746,530,000	44,220,000,000	14,473,470,000	14,253,470,000	220,000,000
AFS					
Listed shares	780,474,330,000	584,539,684,000	(195,934,646,000)	(162,134,016,000)	(33,800,630,000)
Unlisted shares	2,880,000,000	2,880,000,000	-	-	-
Total	**783,354,330,000**	**587,419,684,000**	**(195,934,646,000)**	**(162,134,016,000)**	**(33,800,630,000)**

24,3 *Dividend, interest income from financial assets at FVTPL, HTM investments, loans and receivables*

	Quarter 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
From financial assets at FVTPL	150,902,584,658	2,943,000,000	156,837,780,274	2,943,000,000
From financial assets at HTM	89,508,063,451	62,416,849,313	178,916,625,097	70,820,027,395
From financial assets at AFS	14,550,470,000	-	14,550,470,000	-
- In which: Dividends arising from AFS financial assets	*297,000,000*	-	*297,000,000*	-
From loans and receiva	351,548,858,040	66,822,259,343	651,959,276,569	128,471,483,764
Total	**606,509,976,149**	**132,182,108,656**	**1,002,264,151,940**	**202,234,511,159**

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

	Quarter 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
	VND	VND	VND	VND
Borrowing costs of loans	4,048,501,370	1,281,761,644	6,438,311,823	2,467,712,328
Provision of impairment of loans	1,321,480,213	-	1,321,480,213	-
Total	**5,369,981,583**	**1,281,761,644**	**7,759,792,036**	**2,467,712,328**

26. OPERATING EXPENSES

	Quarter 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
	VND	VND	VND	VND
Expenses for proprietary trading activities	4,626,475,589	2,746,768,709	12,108,438,905	3,778,811,612
Expenses for brokerage services	56,313,408,739	27,744,764,962	102,559,099,433	48,251,031,903
Expenses for securities depository services	4,697,896,073	2,438,413,404	10,160,088,697	4,314,973,431
Expenses for financial advisory services	1,215,767,761	1,511,040,058	2,034,842,927	3,217,244,524
Total	**66,853,548,162**	**34,440,987,133**	**126,862,469,962**	**59,562,061,470**

TOTAL EXEPENSES FOR OPERATING ACTIVITIES BY TYPE

	Quarter 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
Expenses for brokerage services	12,289,223,151	5,541,692,296	20,873,495,575	8,488,545,043
Expenses for securities depository services	1,666,715,567	847,221,546	3,303,039,661	1,450,200,211
Expenses for financial advisory services	228,000,000	-	228,000,000	-
Salary and benefit expenses	46,386,330,636	24,126,881,588	90,214,381,134	41,336,023,142
Depreciation and amortization expenses	75,627,858	86,946,249	151,255,716	173,892,498
External service expenses	5,783,859,823	2,993,850,792	9,703,815,073	5,420,066,653
Other expenses	423,457,330	844,394,662	2,388,149,006	2,693,333,923
Provisions	333,797	-	333,797	-
Total	**66,853,548,162**	**34,440,987,133**	**126,862,469,962**	**59,562,061,470**

27. GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
Salary and benefit expenses	23,675,156,280	10,672,901,093	56,375,435,847	18,968,010,242
Officel expenses	985,373,266	460,126,690	1,500,852,435	784,171,549
Depreciation and amortization expenses	1,830,868,886	2,198,935,434	5,232,511,506	4,301,689,232
Tax expenses, fees and charges	5,393,360	19,116,037	17,888,049	30,128,037
External service expenses	21,863,170,308	5,211,431,666	34,333,058,207	8,303,333,874
Total	**48,359,962,100**	**18,562,510,920**	**97,459,746,044**	**32,387,332,934**

28. CORPORATE INCOME TAX EXPENSES ("CIT")

28.1 Corporate income tax expenses

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

	Accumulated for 2026	Accumulated for 2025
	VND	VND
Profit before tax	**718,267,883,633**	**309,026,556,087**
Adjustments to accounting profit	**(180,012,715,952)**	**(43,563,186,162)**
Adjustments to increase accounting profit	***569,961,280,707***	***13,217,251,280***
- Loss from revaluation of financial assets at FVTPL	536,658,108,087	11,684,377,115
- Gain from revaluation of outstanding covered warrants payables	31,472,467,455	-
- Non-deductible tax expenses	508,891,155	1,532,874,165
- Provision	1,321,814,010	-
Adjustments to decrease accounting profit	***(749,973,996,659)***	***(56,780,437,442)***
- Gain from revaluation of financial assets at FVTPL	*(699,583,287,240)*	*(56,780,437,442)*
- Gain from revaluation of outstanding covered warrants payables	*(35,840,239,419)*	-
- AFS reclassification adjustments	*(14,253,470,000)*	-
- Non-taxable income for CIT purposes - Dividends	*(297,000,000)*	-
Estimated current taxable income	**538,255,167,681**	**265,463,369,925**
Corporate income tax rate	**20%**	**20%**
Estimated CIT expenses	**107,651,033,536**	**53,092,673,985**

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

28.2 Deferred corporate income tax expense

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

	As at 30/06/2026	As at 30/06/2025
	VND	VND
Deferred CIT payables		
Beginning balance	**32,081,373,854**	**-**
Deferred CIT arising from the increase in revaluation of financial assets at FVTPL	32,585,035,831	9,342,201,887
Deferred CIT arising from the decrease in revaluation of outstading covered warrant payables	873,554,393	-
Deferred CIT arising from the reclassification of AFS financial assets to FVTPL	2,748,915,769	-
Deferred CIT arising from differences in provision expenses	(264,362,803)	-
Ending balance	**68,024,517,044**	**9,342,201,887**

28. CORPORATE INCOME TAX EXPENSES ("CIT") (continued)

The Company recognized deferred income tax expense in the income statement for the accounting period ended 30 June 2026 and 30 June 30 2025, as follows:

	Accumulated for 2026	Accumulated for 2025
	VND	VND
Deferred CIT arising from the increase in revaluation of financial assets at FVTPL	32,585,035,831	9,342,201,887
Deferred CIT arising from the decrease in revaluation of outstading covered warrant payables	873,554,393	-
Deferred CIT arising from the reclassification of AFS financial assets to FVTPL	2,748,915,769	-
Deferred CIT arising from differences in provision expenses	(264,362,803)	-
Deferred tax expenses	**35,943,143,190**	**9,342,201,887**

29. ACCUMULATED OTHER COMPREHENSIVE INCOME

Item	Beginning balance	Movement during the year	Changes in owners' equity recorded in income statement	Ending balance
	VND	**VND**	**VND**	**VND**
Gain/(loss) from revaluation of AFS financial assets	(85,962,490,000)	(95,718,686,000)	(14,253,470,000)	(195,934,646,000)

30. 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 2 of 2026	Quarter 2 of 2025	Accumulated for 2026	Accumulated for 2025
Profit after tax attributable to ordinary shareholders - VND	502,617,939,631	206,210,853,702	574,673,706,907	246,591,680,215
Weighted average number of ordinary shares to calculate basic interest on shares - Shares	1,285,894,978	388,800,000	1,277,347,489	388,800,000
Earnings per share (VND/1 shares)	**391**	**530**	**450**	**634**

31. 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
Sacom Crypto Asset Exchange Joint Stock Company (SCEX)	Chairman of the BOD is concurrently Chairman of the BOD of the related party
	BOD Member is concurrently Vice Chairman of the BOD of the related party
LPB Asset Management Joint Stock Company	BOD Member is concurrently BOD Member of the related party
	Chairman of the BOD is concurrently Chairman of the BOD of the related party)
Thaiholdings Joint Stock Company	Vice Chairman of the BOD is concurrently BOD Member, Deputy General Director cum Person in charge of Corporate Governance of the related party
	Member of the Supervisory Board is concurrently Member of the Supervisory Board of the related party
Kim Lien Tourism Joint Stock Company	Vice Chairman of the BOD is concurrently BOD Member of the related party
	Head of the Supervisory Board is concurrently Head of the Supervisory Board of the related party
Phu Dong Sport Investment Joint Stock Company	BOD Member is concurrently BOD Member of the related party
Thaihomes Real Estate Development Joint Stock Company	The Vice Chairman of the BOD is concurrently Chairman of the BOD of a related party
Ton Dan Hanoi Joint Stock Company	Related party of an internal person
Fortune Vietnam Joint Stock Commercial Bank	Related party of an internal person

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

	Accumulated for 2026	Accumulated for 2025
	VND	VND
LPB Asset Management Joint Stock Company		
Revenue from services rendered	504,002,852	-
Ton Dan Hanoi Joint Stock Company		
Office rental services	2,245,530,534	1,778,708,487
Fortune Vietnam Joint Stock Commercial Bank		
Revenue from services rendered	1,270,000,000	500,000,000
Borrowings during the period	10,413,800,000,000	11,226,436,100,000
Repayments during the period"	8,431,300,000,000	5,375,422,820,000
Interest paid	189,220,936,990	61,434,446,468
Credit Guarantee Fees	649,600,000	-
Disposal of financial assets	1,488,912,175,000	2,590,773,130,589
Purchase of financial assets	1,730,239,600,000	3,472,345,830,000

Significant balances with related parties as at 30 June 2026:

	As at 30/06/2026 VND	As at 01/01/2026 VND
Fortune Vietnam Joint Stock Commercial Bank		
Cash at bank	121,654,902,644	696,433,683,365
Short-term borrowings	2,127,500,000,000	145,000,000,000
Service receivables	-	550,000,000

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

	Accumulated for 2026 VND	Accumulated for 2025 VND
The board of directors and chief executive officer	1,743,955,714	2,776,966,080
Supervisory board	120,000,000	120,000,000
Total	**1,863,955,714**	**2,896,966,080**

33. 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,

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK
S.G.P: 48 - C.T.C.P
P. XUÂN HÒA - T.P HỒ CHÍ MINH

Tran Nhat Duy
Preparer

Nguyen Thi Ngan
Chief Accountant

Hoang Viet Anh
Chief Executive Officer

20 July 2026