LPBANK SECURITIES JOINT STOCK COMPANY

Số: 490/2026/ CV-LPBS

***V/v**: Explanation of the fluctuation in profit after tax for H1 2026 with variance exceeding 10% H1 2025.*

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness
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HCM City, 03 August 2026

EXPLANATION LETTER

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

Pursuant to Section 1, Article 22 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance providing guidelines on information disclosure on the securities market, LPBank Securities Joint Stock Company (LPBS) hereby explains the variance of 10% or more in corporate income profit after tax in the Income Statement for the first 6 months of 2026 compared to the same period of the previous year.

The details of revenue and expense fluctuations for the first 6 months of 2026 compared to the first 6 months of 2025 are as follows:

Financial Indicators	First 6 months		**Increase (+) / Decrease (-)**	
	2026 VND	**2025 VND**	**Value VND**	**Percentage %**
Operating income	2.717.214.429.451	545.597.881.598	2.171.616.547.853	398,03%
Operating expenses	1.307.080.038.810	87.243.155.681	1.219.836.883.129	1398,20%
Finance expenses	601.956.871.255	117.781.349.712	484.175.521.543	411,08%
Profit before tax	718.267.883.633	309.026.556.087	409.241.327.546	132,43%
Profit after tax	574.673.706.907	246.591.680.215	328.082.026.692	133,05%

Profit after tax for the first 6 months of 2026 reached VND 574.67 billion, an increase of VND 328.08 billion (up 133.05%) compared to the same period last year. The core business segments maintained strong growth momentum, contributing positively to total revenue, specifically:

- Operating revenue reached about VND 2,717 billion, nearly 4 times higher than in H1 2025. Margin lending and securities sale advances andsecurities issuance agency activities recorded revenue of VND 652 billion and VND 150 billion, respectively, representing increases of 407% and 100% year-on-year.

- Regarding gains from financial assets at fair value through profit or loss (FVTPL), it reached VND 1,556 billion in H1 2026, a more than 4 times increase compared to H1 2025.

Driven by an agile operating strategy, the Company recorded profit before tax of VND 718.26 billion, representing a year-on-year increase of 132.43%

The above is the explanation regarding the profit fluctuation in the first 6 months of 2026 compared to the same period last year of LPBank Securities Joint Stock Company sent to the State Securities Commission of Vietnam, the Vietnam Exchange and HOCHIMINH Stock Exchange for reporting purposes.

Respectfully yours!

Recipients:
- As above;
- Archived: AcD; AdD; ICD (for reporting).

LPBANK SECURITIES JOINT STOCK COMPANY
Chief Executive Officer

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

Hoang Viet Anh

Deloitte.

LPBANK SECURITIES JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

TABLE OF CONTENTS

STATEMENT OF THE CHIEF EXECUTIVE OFFICER

The Chief Executive Officer of LPBank Securities Joint Stock Company (the "Company") presents this report together with the Company's interim financial statements for the 6-month period ended 30 June 2026.

BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER

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

Board of Directors	
Mr. Nguyen Duy Khoa	Chairman (appointed on 12 February 2025)
Ms. Vu Thanh Hue	Vice Chairwoman (appointed on 9 December 2023)
Mr. Hoang Duy Hien	Member (appointed on 26 December 2024)
Ms. Tran Thi Thu Huong	Member (appointed on 8 December 2025)
Mr. Nguyen Xuan Thai	Member (appointed on 3 February 2026)
Mr. Hoang Viet Anh	Member (appointed on 3 February 2026)
Mr. Phan Thanh Son	Member (appointed on 3 February 2026)
Ms. Pham Thi Duyen	Member (appointed on 18 June 2026)
Mr. Pham Quang Hung	Member (appointed on 3 February 2026, resigned on 18 June 2026)
Ms. Pham Thu Hang	Member (appointed on 26 April 2024, resigned on 3 February 2026)
Ms. Du Thi Hai Yen	Member (appointed on 26 April 2024, resigned on 3 February 2026)
Chief Executive Officer	
Mr. Hoang Viet Anh	Chief Executive Officer (appointed on 22 January 2026)
Board of Supervisors	
Mr. Bui Le Quang	Head of the Board of Supervisors (appointed on 26 April 2024)
Ms. Bui Thi Thanh Nhan	Member (appointed on 26 April 2023)
Mr. Nguyen Bao Lam	Member (appointed on 26 April 2024)

THE CHIEF EXECUTIVE OFFICER'S STATEMENT OF RESPONSIBILITY

The Chief Executive Officer of the Company is responsible for preparing the interim financial statements, which give a true and fair view of the financial position of the Company as at 30 June 2026, and its financial performance, its cash flows and its changes in equity for the 6-month period then ended, in accordance with Vietnamese Accounting Standards, accounting regime for securities companies and legal regulations relating to interim financial reporting. In preparing these interim financial statements, the Chief Executive Officer is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim financial statements so as to minimize errors and frauds.

STATEMENT OF THE CHIEF EXECUTIVE OFFICER (Continued)

The Chief Executive Officer is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the interim financial statements comply with Vietnamese Accounting Standards, accounting regime applicable for securities companies and legal regulations relating to interim financial reporting. The Chief Executive Officer is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Chief Executive Officer confirms that the Company has complied with the above requirements in preparing these interim financial statements.

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
Chief Executive Officer
(According to Authorization Decision
No. 05/2026/UQ-LPBS dated 22 January 2026
issued by the Chairman of the Board of Directors)

03 August 2026

Deloitte Vietnam Audit Co. Ltd
12th Floor, Diamond Park Plaza
16 Lang Ha, Giang Vo Ward
Hanoi
Vietnam
Tel: +84 24 710 50000
www.deloitte.com/vn

No.: 0128 /VN1A-HN-BC

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: **The Shareholders**
LPBank Securities Joint Stock Company

We have reviewed the accompanying interim financial statements of LPBank Securities Joint Stock Company (the "Company"), approved on 03 August 2026 as set out from page 05 to page 50, which comprise the interim statement of financial position as at 30 June 2026, the interim income statement, the interim cash flow statement and the interim statement of changes in equity for the 6-month period then ended, and a summary of significant accounting policies and other explanatory information.

The Chief Executive Officer' Responsibility

The Chief Executive Officer of the Company is responsible for the preparation and fair presentation of these interim financial statements, in accordance with Vietnamese Accounting Standards, accounting regime applicable for securities companies and legal regulations relating to interim financial reporting and for such internal control as the Chief Executive Officer determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the accompanying interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Deloitte.

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS (Continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2026, and its financial performance, its cash flows and its changes in equity for the 6-month period then ended, in accordance with Vietnamese Accounting Standards, accounting regime applicable for securities companies and legal regulations relating to interim financial reporting.

M.S.D.N: 0100112500-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN DELOITTE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Khuc Thi Lan Anh
Audit Partner
Audit Practising Registration
Certificate No. 0036-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

03 August 2026
Hanoi, S.R. Vietnam

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
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	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 or 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	10	(1,177,258,031)	-
7. Receivables	117	8	829,829,528,867	381,501,282,631
7.1 Receivables from disposal financial assets	*117.1*		*393,333,655,152*	*72,159,238,214*
7.2 Receivables and accruals from dividend and interest income of financial assets	*117.2*		*436,495,873,715*	*309,342,044,417*
7.2.1 Dividends and interest receivables due for collection	*117.3*		*11,682,464,384*	-
7.2.2 Accruals for undue dividend and interest income	*117.4*		*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	214,239,602,331	5,124,415,882
10. Other receivables	122	9	14,679,211,185	5,902,738,569
11. Provision for impairment of receivables	129	10	(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	11	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	12	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	13	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	11	5,950,162,314	9,549,597,549
3. Payments to Settlement Assistance Fund	254	14	5,509,019,182	3,009,019,182
TOTAL ASSETS (270=100+200)	**270**		**38,087,954,260,022**	**29,932,218,693,343**

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

EQUITY AND LIABILITIES	Code	Notes	Closing balance	Opening balance
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 and financial leases	311	16	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	17	52,034,472,319	14,997,273,725
3. Short-term trade payables	320	18	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	19	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	20	55,332,912,209	26,219,065,320
9. Short-term unearned revenue	327	21	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			875,466,668	-
2. Deposits, long-term collaterals received	352		44,975,976	44,975,976
3. Deferred income tax payables	356	30.2	68,024,517,044	32,081,373,854
D. OWNERS' EQUITY (400=410)	**400**		**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	22.1	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**

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

ITEMS	Code	Notes	Closing balance	Opening balance
A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS				
1. Bad debts written-off (VND)	004		6,024,521,120	6,024,521,120
2. Outstanding shares	006		1,408,668,000	1,266,800,000
3. Financial assets listed/registered for trading at VSDC of the Company (VND)	008	23.1	4,858,198,670,000	3,331,832,070,000
a. Unrestricted financial assets	*008.1*		*2,843,799,870,000*	*1,939,439,570,000*
b. Mortgaged financial assets	*008.3*		*1,910,000,000,000*	*1,380,000,000,000*
c. Financial assets awaiting settlement	*008.5*		*104,398,800,000*	*12,392,500,000*
4. Non-trade financial assets deposited at VSDC of the Company	009		21,358,500,000	13,249,120,000
a. Unrestricted financial assets	*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. Financial assets which have not been deposited at VSDC of the Company	012	23.3	9.424.136.226.200	3,256,323,426,200
7. Entitled financial assets of the company	013		51,250,000,000	35,000,000,000
8. Number of warrants	014		1,992,200	-

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

ITEMS	Code	Notes	Closing balance	Opening balance
B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS				
1. Financial assets listed/registered for trading at VSDC of investor (VND)	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		154,207,520,000	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	23.5	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 and settlement deposits for securities transactions	029		579,057,291,802	1,443,609,509,444
a. Clearing and settlement deposits for 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		825,950,477,768	1,691,132,530,284
a. Payables to domestic investors for securities trading activities managed by the Company	*031.1*	*23.6*	*825,950,477,768*	*1,691,132,530,284*
8. Payable to the securities issuer	032		11,426,260	-
9. Dividend, bond principal and interest payables	035	23.7	44,014,567,600	27,055,090,635

S.G.P: 48 - C.T.C.P. CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK 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**
		(Pursuant to Authorization Decision No. 05/2026/UQ-LPBS dated 22 January 2026 issued by the Chairman of the Board of Directors)
		03 August 2026

INTERIM INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	Current period	Prior period
I. OPERATING INCOME				
1.1. Gain from financial assets at fair value through profit or loss (FVTPL)	01		1,556,623,401,715	299,861,982,494
a. Gain from disposals of financial assets at FVTPL	*01.1*	*25.1*	*664,362,094,782*	*240,138,545,052*
b. Gain from revaluation of financial assets at FVTPL	*01.2*	*25.2*	*699,583,287,240*	*56,780,437,442*
c. Dividend, interest income from financial assets at FVTPL	*01.3*	*25.3*	*156,837,780,274*	*2,943,000,000*
d. Gain from revaluation of outstanding covered warrants payables	*01.4*		*35,840,239,419*	*-*
1.2. Gain from held-to-maturity (HTM) investments	02	25.3	178,916,625,097	70,820,027,395
1.3. Gain from loans and other receivables	03	25.3	651,959,276,569	128,471,483,764
1.4. Gain from available-for-sale (AFS) financial assets	04	25.3	14,550,470,000	-
1.5. Revenue from brokerage services	06		93,114,017,854	39,988,564,157
1.6. Revenue from underwriting and issuance agency services	07		150,001,836,443	-
1.7. Revenue from securities depository services	09		3,209,675,628	1,790,002,194
1.8. Revenue from financial advisory services	10		50,700,000,000	-
1.9. Revenue from other operating activities	11		18,139,126,145	4,665,821,594
Total operating income (20=01+02+03+04+06+07+09+10+11)	**20**		**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		1,172,457,776,812	25,213,381,883
a. Loss from disposal of financial assets at FVTPL	*21.1*	*25.1*	*584,935,447,284*	*10,547,807,264*
b. Loss from revaluation of financial assets at FVTPL	*21.2*	*25.2*	*536,658,108,087*	*11,684,377,115*
c. Transaction costs of acquisition of financial assets at FVTPL	*21.3*		*19,391,753,986*	*2,981,197,504*
d. Loss from revaluation of outstanding covered warrants payablesShow more lines	*21.4*		*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	27	7,759,792,036	2,467,712,328
2.3. Expenses for proprietary trading activities	26	28	12,108,438,905	3,778,811,612
2.4. Expenses for brokerage services	27	28	102,559,099,433	48,251,031,903
2.5. Expenses for securities depository services	30	28	10,160,088,697	4,314,973,431
2.6. Expenses for financial advisory services	31	28	2,034,842,927	3,217,244,524
Total operating expenses (40=21+24+26+27+30+31)	**40**		**1,307,080,038,810**	**87,243,155,681**

INTERIM INCOME STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

ITEMS	Code	Notes	Current period	Prior period
III. FINANCIAL INCOME				
3.1. Dividend income and interest income from demand deposits	42		2,279,439,376	838,033,953
Total financial income (50=42)	**50**		**2,279,439,376**	**838,033,953**
IV. FINANCIAL EXPENSES				
4.1. Interest expenses	52		601,956,871,255	117,781,349,712
Total financial expenses (60=52)	**60**	**26**	**601,956,871,255**	**117,781,349,712**
V. GENERAL AND ADMINISTRATIVE EXPENSES	**62**	**29**	**97,459,746,044**	**32,387,332,934**
VI. OPERATING PROFIT (70=20+50-40-60-62)	**70**		**712,997,212,718**	**309,024,077,224**
VII. OTHER INCOME AND EXPENSES				
7.1. Other income	71		7,787,911,481	2,478,863
7.2. Other expense	72		2,517,240,566	-
Total other operating profit (80=71-72)	**80**		**5,270,670,915**	**2,478,863**
VIII. PROFIT BEFORE TAX (90=70+80)	**90**		**718,267,883,633**	**309,026,556,087**
8.1. Realized profit	91		536,721,462,516	263,930,495,760
8.2. Unrealized profit	92		181,546,421,117	45,096,060,327
IX. CORPORATE INCOME TAX (CIT) EXPENSES	**100**		**143,594,176,726**	**62,434,875,872**
9.1. Current CIT expenses	100.1	30.1	107,651,033,536	53,092,673,985
9.2. Deferred tax expenses	100.2	30.2	35,943,143,190	9,342,201,887
X. PROFIT AFTER TAX (200=90-100)	**200**		**574,673,706,907**	**246,591,680,215**
XI. OTHER COMPREHENSIVE (LOSS)/GAIN AFTER TAX	**300**		**(109,972,156,000)**	**4,400,000,000**
11.1. (Loss)/Gain from revaluation of AFS financial assets	301		(109,972,156,000)	4,400,000,000
XII. EARNINGS PER SHARE	**500**		**450**	**634**
12.1. Basic earnings per share (VND/share)	501	32	450	634

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK

Preparer	Chief Accountant	Chief Executive Officer
Tran Nhat Duy	**Nguyen Thi Ngan**	**Hoang Viet Anh**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		(Pursuant to Authorization Decision No. 05/2026/UQ-LPBS dated 22 January 2026 issued by the Chairman of the Board of Directors)

03 August 2026

INTERIM CASH FLOW STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Code	Notes	Current period	Prior period
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
	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 on revaluation of financial assets at FVTPL	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	19		(735,423,526,659)	(56,780,437,442)
	Gain from recognition of differences assessed at fair value of AFS financial assets when reclassifying	20		(14,253,470,000)	-
	Operating income before changes in working capital	**30**		**708,911,916,962**	**298,560,593,966**
	(Increase) in financial assets at FVTPL	31		(5,698,208,489,559)	(6,085,078,341,746)
	Decrease/(increase) in HTM investments	32		1,238,748,864,387	(6,584,000,000,000)
	(Increase) 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) in receivables from disposal of financial assets	35		(318,676,099,854)	(737,341,867,919)
	Decrease in receivables, accruals from dividend and interest on financial assets	36		309,342,044,417	30,529,487,998
	(Decrease) in receivables from services provided by the Company	37		(209,115,186,449)	(368,910,506)
	(Increase) in other receivables	39		(8,605,369,309)	(3,196,156,802)
	(Increase) in other assets	40		(4,707,518,400)	(3,674,606,688)
	Decrease in accrued expenses (excluding interest expenses)	41		5,621,423,677	575,816,851
	Decrease/(Increase) 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)
	(Decrease)/increase in trade payables	45		(2,832,208,477,431)	2,090,973,387,099
	(Decrease) in payables to employees	46		-	(2,277,199,044)
	(Decrease)/increase in taxes and other payables to the State budget	47		(1,503,174,918)	719,870,799
	Increase in payables to employees	48		10,094,245,902	2,891,780,387
	Increase/(Decrease) in other payables	50		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)**

INTERIM CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Code	Notes	Current period	Prior period
II.	**CASH FLOW 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)**
III.	**CASH FLOW FROM FINANCING ACTIVITIES**				
	Cash receipt from issuance of shares	71		4,252,494,697,453	-
	Drawdown of borrowings	73		35,999,300,000,000	12,836,822,680,000
	Repayment of borrowings	74		(29,969,300,000,000)	(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 AT THE BEGINNING OF THE PERIOD**	**101**	**5**	**571,261,631,417**	**896,048,833,407**
	Cash	101.1		571,261,631,417	896,048,833,407
					-
VI.	**CASH AT THE END OF THE PERIOD**	**103**	**5**	**258,698,201,571**	**2,926,573,887,383**
	Cash	103.1		258,698,201,571	2,926,573,887,383

INTERIM CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

CASH FLOWS FROM BROKERAGE AND TRUST ACTIVITIES OF CUSTOMERS

ITEMS	Code	Current period	Prior period
I. Cash flows from brokerage and trust activities of customers			
1. Cash receipts from disposals of brokerage securities of customers	01	44,077,088,325,950	40,671,518,710,427
2. Cash payments for purchases 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 payment for settlement of securities transactions of customers	08	(44,225,050,956,964)	-
5. Cash payment for custodian fees of customers	11	(2,187,969,749)	(4,222,033,994)
6. Receipts from securities issuers	14	1,103,011,878,241	803,414,984,736
7. Payments for securities issuers	15	(1,109,220,877,241)	(793,425,342,611)
Net (decrease)/increase 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 period	**30**	**1,718,187,620,919**	**223,000,076,462**
Cash in banks at the beginning of the period:	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*
- Clearing and settlement deposits for securities transactions	*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 end of the period (40=20+30)	**40**	**869,976,471,628**	**504,481,162,102**
Cash in banks at the end of the period:	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*
- Deposits for securities clearing and settlement	*43*	*579,057,291,802*	*152,431,874,489*
- Deposits of securities issuers	*45*	*44,025,993,860*	*24,938,782,385*

CÔNG TY CỔ PHẦN CHỨNG KHOÁN LPBANK

Tran Nhat Duy	Nguyen Thi Ngan	Hoang Viet Anh
Preparer	**Chief Accountant**	**Chief Executive Officer**
		(Pursuant to Authorization Decision No. 05/2026/UQ-LPBS dated 22 January 2026 issued by the Chairman of the Board of Directors)

03 August 2026

INTERIM STATEMENT OF CHANGES IN EQUITY

For the 6-month period ended 30 June 2026

Unit: VND

ITEMS	Opening balance		Increase/(Decrease)				Closing balance	
	01 January 2025	01 January 2026	Previous period		Current period		30 June 2025	30 June 2026
			Increase	Decrease	Increase	Decrease		
I. Changes in owner's 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 carrying voting rights	*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 Shares 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*
	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**

INTERIM STATEMENT OF CHANGES IN EQUITY (Continued)
For the 6-month period ended 30 June 2026

ITEMS	Opening balance		Increase/(Decrease)				Closing balance	
	01 January 2025	01 January 2026	Prior period		Current period		30 June 2025	30 June 2026
			Increase	Decrease	Increase	Decrease		
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)
	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
(Pursuant to Authorization Decision No. 05/2026/UQ-LPBS dated 22 January 2026 issued by the Chairman of the Board of Directors)

03 August 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim financial statements

1. GENERAL INFORMATION

Structure of ownership

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 (currently the Department of Finance).

The Company operates under the latest amended License No. 79/GPDC-UBCK dated 26 June 2026 and Enterprise Registration Certificate No. 0309312029 with the 22nd amendment dated on 08 July 2026.

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

The Company's head office is located at 4th Floor, Office Building, No. 257 Dien Bien Phu, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. As of the date of this report, the Company has (03) three branches: Hanoi Branch, Cat Linh Branch and Da Nang Branch.

As at 30 June 2026, the 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; priority trading of securities; 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:

Securities company is not allowed to purchase, contribute capital to invest in real-estate investment 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.

Securities company may purchase, contribute capital to invest in investment properties 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 total assets of the securities company.

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

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;

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.

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. 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%);

c) After contributing capital to establish or acquire a fund management company, 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.

Disclosure of information comparability in the interim financial statements

The comparative figures of the interim statement of financial position and the corresponding notes are the figures of the Company's audited financial statements for the year ended 31 December 2025.

The comparative figures of the interim income statement, interim cash flow statement, interim statement of changes in equity and the corresponding notes are the figures of the Company's reviewed interim financial statements for the 6-month period ended 30 June 2025.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The Company applies the accounting regime applicable to securities companies issued by the Ministry of Finance in accordance with Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210") providing guidance on accounting policy applicable to securities companies and Circular No. 334/2016/TT-BTC dated 27 December 2016 ("Circular 334") amending, supplementing and replacing Annex 02 and Annex 04 of Circular 210. These Circulars set out regulations related to accounting documents, accounting account system as well as methods of preparing and presenting financial statements of securities companies.

The accompanying financial statements, expressed in Vietnamese Dong (VND) are prepared in accordance with Vietnamese Accounting Standards, accounting regime applicable for securities companies and legal regulations relating to interim financial reporting.

The accompanying interim financial statements are not intended to present the financial position, results of operations, cash flows and changes in equity in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Accounting period

The Company's financial year begins on 01 January and ends on 31 December.

The interim financial statements are prepared for the 6-month period ended 30 June 2026.

3. STATEMENT ON COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND SYSTEMS

Management of the Company confirms that the Company has complied with Vietnamese Accounting Standards, accounting regime applicable for securities companies and local regulations relating to interim financial reporting.

Accordingly, the accompanying interim financial statements and its utilization are not designed for those who are not informed about Vietnamese 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

The significant accounting policies, which have been adopted by the Company in the preparation of these interim financial statements, are as follows:

Accounting estimate

The preparation of interim financial statements in conformity with Vietnamese Accounting Standards, accounting regime applicable for securities companies and legal regulations relating to interim financial reporting requires the Chief Executive Officer 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 interim financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the Chief Executive Officer' best knowledge, actual results may differ from those estimates.

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 six-month period ended 30 June 2025 and the financial statements for the year ended 31 December 2025.

Cash

Cash comprise cash on hand, demand deposits, 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 and Vietnam Securities Depository and Clearing Corporation ("VSDC").

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

Financial assets recognized at fair value through profit or 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 for derivatives that are financial guarantee contracts or effective hedging instruments).

b) Upon initial recognition, a financial asset will be presented more reasonably if classified at fair value through profit or loss as it meets one of the following criteria:
- The designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the asset or recognizing gains or losses on a different basis;
- The 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 fair value through profit or loss 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 year 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 income statement.

Held-to-maturity (HTM) investments

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; and
c) Those that meet the definition of loans and receivables.

Held-to-maturity investments are initially recognized at cost (acquisition cost of the assets plus transaction costs directly attributable to the investments, such as brokerage fee, trading fee, issuance agency fee, and banking transaction fee). After initial recognition, held-to-maturity investments are subsequently measured at amortized cost using the effective interest rate (EIR) method.

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

Amortized cost of HTM investments is measured at initially recognized cost minus (-) principal repayments, plus (+) or minus (-) the accumulated amortization using the EIR method of any difference between that initial amount and the maturity amount, and minus (-) any utilization of provision for impairment or uncollectibility (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 a shorter period, if appropriate) to the net carrying amount of the financial asset or liability.

HTM investments are subject to an assessment of impairment at the balance sheet 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 reorganization 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 income statement under "Provision expenses for diminution in value and impairment of financial assets and doubtful receivables and borrowing costs of loans".

Available-for-sale (AFS) financial assets

Available-for-sale financial assets are those non-derivative financial assets that are designated as available for sale or are not classified as:
a) Loans and receivables;
b) Held-to-maturity investments; or
c) Financial assets at fair value through profit or loss.

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.

Difference arising from the revaluation of AFS financial assets in comparison with previous year is recognized under "Gain/(loss) from revaluation of AFS financial assets" in "Other comprehensive income after tax" which is a part of the income statement.

At the interim statement of financial position date, the Company assessed whether there is any objective evidence that an AFS financial asset is impaired. Any increase/decrease in the balance of provision is recognized in the interim income statement under "Provision expenses for diminution in value and impairment of financial assets and doubtful debts and borrowing costs of loans".

Available-for-sale (AFS) financial assets (continued)

- Where an equity instrument is classified as available-for-sale, evidence of impairment includes a significant or prolonged decline in the fair value of the investment below its original cost. "Significant" is to be evaluated against the original cost of the asset and "prolonged" indicates the period during in which the fair value has been below its original cost. When any evidence of impairment exists, provision is determined as the difference between the AFS asset's cost and fair value at the assessment date.

- Where a debt instrument is classified as available-for-sale, the assessment of impairment is conducted using the same criteria as those applied for HTM investments. When there is any evidence of impairment, provision for an AFS asset is determined as the negative difference between its fair value and amortized cost at the assessment date.

Loans

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

a) The amounts the Company 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.

Loans are recognized initially at cost (disbursement value of the loans). After initial recognition, loans are subsequently measured at amortized cost using the effective interest rate method (EIR).

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

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

Principles of revaluation of financial assets

The revaluation of financial assets at fair value through profit or loss and available-for-sale financial asset at market price or fair value is conducted according to the valuation method in accordance with the law. In the absence of a market price at the last trading day, the Company may use the fair value to revaluate the financial assets. Fair value is determined on the basis of principles, methods or theoretical models of valuation of financial assets approved by the Chief Executive Officer.

The market value of securities listed on the Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange is the closing price at the last trading date as of the revaluation date.

The market price for unlisted securities and securities unregistered for trading on the Unlisted Public Company Market ("UPCoM") used as a basis for setting up the revaluation is the trading prices of the latest transaction on over the counter ("OTC") market as at the date of interim financial statements.

Principles of revaluation of financial assets (continued)

The fair value of securities without reference prices from the above sources is determined based on original cost-plus accrued interest (if any), or according to the Company's internal valuation method.

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

Derecognition of financial assets

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

- The Company no longer has the rights to receive cash flows from the asset; 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 transfer arrangement; and either:
  - The Company has transferred substantially all the risks and rewards of the asset; or
  - The Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a 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 still recognized as the Company's asset. In that case, the Company also recognizes a corresponding liability. The transferred asset and the corresponding liability are measured on a basis that reflects the rights and obligations that the Company has retained.

In case the liability is a guaranteed liability, transferred assets will be recognized at the smaller value between the initial carrying value of the assets and the maximum obligation incurred by the Company.

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. Difference arising from revaluation of AFS financial assets which are recognized under "Gain/(Loss) from revaluation of assets at fair value" will be recognized to the corresponding revenue or expenses at the date of reclassification of AFS financial assets.

Reclassification due to change in purpose or ability to hold

Securities companies are allowed to reclassify financial assets to applicable categories upon changes in purpose or ability to hold, accordingly:

- Non-derivative financial assets at FVTPL or financial assets that are not required to be classified as financial assets at FVTPL at initial recognition can be classified as loans and receivables in special circumstances 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 purpose or ability to hold, where it is not appropriate to classify an investment as held to maturity, such investment is required to be reclassified into available-for-sale financial assets and measured at fair value. The difference arising from revaluation between carrying value and fair value are recognized as "Gain/(Loss) from revaluation of assets at fair value" in owners' equity.

Accounting principle in recognition of mortgaged financial assets

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

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

In case the Company is unable to fulfill its obligations, the mortgaged/pledged assets are used to settle the obligations of the Company after a certain time as specified in the mortgage/pledge contracts after the due date of the obligation.

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.

Provision for impairment of financial assets

The Company makes provisions for impairment of held-to-maturity investments and available-for-sale financial assets when there is objective evidence of a decrease in the fair value of financial assets as directed by Circular 210.

Receivables

Receivables are initially recognized 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 suffering from a critical illness (with hospital confirmation); has died; or the debt has been requested for enforcement but cannot be enforce due to the debtor fleeing their residence; or the debt has been sued for recovery but the case has been suspended.

The provision expenses are recorded in the interim financial statements under the item "Operating Expenses" for the period.

For receivables that are not yet due but are considered uncollectible, the Company estimates the potential loss (up to the value of the debt recorded in the accounting books) to make provision.

Tangible fixed assets and 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.

Tangible fixed assets are depreciated using the straight-line method over the estimated useful lives as follows:

	Years
Machineries and equipment	3 - 5
Motor vehicles	6 - 8
Office equipment	3 - 5

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the interim income statement.

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 interim income statement on a straight-line basis over the term of the relevant lease.

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.

Short-term and Long-term prepayments

Prepaid expenses include actual costs incurred that relate to the Company's business performance over multiple accounting periods, and consist of both short-term and long-term prepaid expenses.

Short-term prepaid expenses include costs related to machinery and equipment, office rental, software licenses, tools and instruments, and other prepaid expenses with a term of less than one year.

Long-term prepaid expenses include office renovation costs, office rental, insurance expenses, and other long-term prepaid expenses that are expected to bring future economic benefits to the Company over a period of one year or more. These expenses are capitalized as long-term prepaid expenses and amortized in the interim income statement on a straight-line basis over a period of two to three years.

Borrowings

The company's borrowings are recorded and stated at the principal balance at the end of the accounting period.

Other payables and accrued expenses

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

Covered warrants

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.

Employee benefits

Post-employment benefits

Post-employment benefits are paid to retired employees of the Company by the Social Insurance Agency, which belongs to the Ministry of Labour and Social Affairs (now the Ministry of Home Affairs). The Company contributes to these post-employment benefits by paying social insurance premium to the Social Insurance Agency at the rate of 17.5% of an employee's basic salary, salary-related allowances and other supplements. Other than that, the Company has no further obligation relating to post-employment benefits.

Severance pay

According to the Labor Code No. 45/2019/QH14 effective from 01 January 2021 and Decree No. 145/2020/ND-CP of the Government – detailing and guiding on executing some articles of the Labor Code on working conditions and labor relations, the Company is responsible for paying 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 time the employee has actually worked for the Company minus the time the employee has participated in unemployment insurance according to provisions of law on unemployment insurance and working time has been paid severance allowance by employer. The average monthly salary is calculated to pay severance allowance will be based on average salary of last six months up to time employee quits.

Unemployment insurance

According to Article 57 of the Employment Law No. 38/2013/QH13 which took effect from 01 January 2015 and the Government's Decree No. 28/2015/ND-CP dated 12 March 2015 detailing the implementation of a number of Article of the Employment Law on 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.

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.

Revenue recognition

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).

Interest income from financial assets

Interest income from financial assets are recognized in the interim 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.

Revenue recognition (continued)

Dividends

Dividends received in cash are recognized in the interim 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 interim 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 interim 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 interim 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 interim income statement.

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.

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.

Borrowing costs

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

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.

Provisions

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.

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 period. Taxable profit differs from profit before tax as reported in the interim income statement because it excludes items of income or expense that are taxable or deductible in other periods (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 interim 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 period 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.

Owners' equity

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

Retained earnings comprises of realised and unrealised retained earnings.

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

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

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, 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, 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.

Related parties

Parties are related parties of the Company if one party has the ability to, directly or indirectly, 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 under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

5. CASH

	Closing balance	Opening balance
	VND	VND
Demand deposits	258,698,201,571	571,261,631,417
- Cash at banks for the operation of the Company	*241,576,359,020*	*539,755,221,417*
- Cash at banks for the Company's securities clearing and settlement	*17,121,842,551*	*31,506,410,000*
	258,698,201,571	**571,261,631,417**

6. TRADING VALUE AND VOLUME DURING THE PERIOD

	Volume of trading during the period	Value of trading during the period
	Unit	VND
The Company	**2,563,155,754**	**154,316,245,435,267**
Stocks	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
The investors	**2,888,379,099**	**77,856,001,555,359**
Stocks	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
	5,451,534,853	**232,172,246,990,626**

7. FINANCIAL ASSETS

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

	Closing balance		Opening balance	
	Cost	Fair value	Cost	Fair value
	VND	VND	VND	VND
Listed shares	3,792,515,157,717	3,966,667,070,748	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	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	101,407,961,382	49,999,999,911	50,710,811,816
	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

	Closing balance	Opening balance
	VND	VND
Term deposits with term under one year (*)	4,901,950,726,027	6,294,000,000,000
Certificate of Deposit	209,267,300,000	-
	5,111,218,026,027	**6,294,000,000,000**

(*) Term deposits with term under one year are bank deposits with a maturity of three months or more and a remaining maturity of less than one year.

7.3 Loan receivables

	Closing balance			Opening balance		
	Cost	Provision	Fair value	Cost	Provision	Fair value
	VND	VND	VND	VND	VND	VND
Loan receivables from margin activities	13,636,454,644,678	1,177,258,031	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
	13,737,917,619,074	**1,177,258,031**	**13,736,740,361,043**	**10,548,000,831,222**	**-**	**10,548,000,831,222**

7.4 Available-for-sale (AFS) financial assets

	Closing balance		Opening balance	
	Cost	Fair value	Cost	Fair value
	VND	VND	VND	VND
Listed shares	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
	783,354,330,000	**587,419,684,000**	**748,483,740,000**	**662,521,250,000**

7.5 Changes in fair value of financial assets at the period end

As at 30 June 2026:

Unit: VND

No.	Financial assets	Cost	Market value or value at the period end	Revaluation difference		Revaluated value
				Increase	(Decrease)	
I.	**Financial assets fair value to profit or loss (FTVPL)**	**16,920,903,409,298**	**17,260,103,876,831**	**893,337,301,749**	**(554,136,834,216)**	**17,260,103,876,831**
1.	Listed shares	3,792,515,157,717	3,966,667,070,748	529,821,923,131	(355,670,010,098)	3,966,667,070,750
2.	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
3.	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
4.	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
5.	Fund certificates	99,999,999,911	101,407,961,382	2,720,761,469	(1,312,800,000)	101,407,961,380
II.	**Available-for-sale (AFS) financial assets**	**783,354,330,000**	**587,419,684,000**	**62,632,313,500**	**(258,566,959,500)**	**587,419,684,000**
1.	Listed shares	780,474,330,000	584,539,684,000	62,632,313,500	(258,566,959,500)	584,539,684,000
2.	Non-listed shares	2,880,000,000	2,880,000,000	-	-	2,880,000,000
		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 31 December 2025:

No.	Financial assets	Cost	Market value or value at the period end	Revaluation difference		Revaluated value
				Increase	Decrease	
I.	**Financial assets fair value to profit or loss (FTVPL)**	**11,222,694,919,739**	**11,384,716,738,119**	**368,609,068,285**	**(206,587,249,905)**	**11,384,716,738,119**
1.	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
2.	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
3.	Unlisted bonds	741,802,083,020	748,077,243,287	9,440,669,589	(3,165,509,322)	748,077,243,287
4.	Certificates of deposit	2,440,980,601,666	2,499,735,926,205	78,627,839,505	(19,872,514,966)	2,499,735,926,205
5.	Fund certificates	49,999,999,911	50,710,811,816	710,811,905	-	50,710,811,816
II.	**Available-for-sale (AFS) financial assets**	**748,483,740,000**	**662,521,250,000**	**-**	**(85,962,490,000)**	**662,521,250,000**
1.	Listed shares	745,603,740,000	659,641,250,000	-	(85,962,490,000)	659,641,250,000
2.	Non-listed shares	2,880,000,000	2,880,000,000	-	-	2,880,000,000
		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

	Closing balance	Opening balance
	VND	VND
Receivables from disposal 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
- *Including: Accrued interest on fixed-term deposits*	*69,859,230,576*	*218,483,745,205*
- *Accrued interest 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
	1,044,069,131,198	**386,625,698,513**

(*) Receivables from the sale of financial assets arise from bond and stock transactions during the period that had not been settled as of the end of the period. These amounts are expected to be collected on T+2 from the transaction date.

(**) Receivables from securities services provided comprise receivables arising from bond issuance agency services and bond offering advisory services

9. OTHER RECEIVABLES

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

(*) This is a receivable related to the TBX stock investment cooperation contract between the Company and individuals arising from 2011.

10. IMPAIRMENT PROVISION FOR FINANCIAL ASSETS AND COLLATERAL ASSETS

	Closing balance	Opening balance
	VND	VND
Impairment provision for receivables (*)	3,279,531,401	3,279,531,401
Impairment provision for loan receivables	1,177,258,031	-
Allowance for doubtful service receivables	144,555,979	-
	4,601,345,411	**3,279,531,401**

(*) The allowance for impairment of receivables relating to the pledge of and investment cooperation in TBX shares has been assessed and provided for by the Board of Directors. On 1 December 2025, the Hanoi Stock Exchange issued Decision No. 1448/QĐ-SGDHN regarding the compulsory delisting of the shares of Thai Binh Cement Joint Stock Company (ticker: TBX), with the effective delisting date being 26 December 2025. As at 30 June 2026, the Company used the par value of VND 10,000 per share as the basis for estimating the value of the collateral for debt offsetting purposes in determining and recognising the allowance for impairment of the related receivable.

11. PREPAID EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Short-term prepaid expenses	**8,730,193,264**	**12,230,705,077**
Repairs and maintenance expenses.	6,152,694,561	2,364,575,756
Office rental expense	872,071,200	1,954,239,564
Software license	792,665,916	937,645,846
Tools and equipment	477,271,987	1,689,395,425
Sponsors and advertisement expenses	435,489,600	5,284,848,486
b. Long-term prepaid expenses	**5,950,162,314**	**9,549,597,549**
Tools and equipment	5,543,606,983	8,922,685,760
Others	406,555,331	626,911,789
	14.680.355.578	**21.780.302.626**

12. TANGIBLE ASSETS

	Machineries and equipment	Motor Vehicles	Office equipment	Total
	VND	VND	VND	VND
COST				
Opening balance	**26,110,045,370**	**5,386,553,971**	**1,997,977,741**	**33,494,577,082**
Increase	47,034,000	-	39,890,000	86,924,000
Decrease due to reclassification to prepaid expenses	(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**
Depreciation	2,424,583,197	378,878,742	113,388,593	2,916,850,532
Decrease due to reclassification to prepaid expenses	(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 01 January 2026: VND 1,397,579,045) of assets which have been fully depreciation but are still in use.

13. INTANGIBLE ASSETS

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

The cost of the Company's intangible assets as at 30 June 2026 includes VND 310,963,750 (as at 01 January 2026: VND 310,963,750) of assets which have been fully amortized but are still in use.

14. PAYMENTS TO SETTLEMENT ASSISTANCE FUND

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

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

15. PLEDGED AND MORTGAGED ASSETS

Assets	Closing balance VND	Opening balance VND
Certificates of deposit	4,801,950,726,027	2,440,387,200,000
Deposit contracts	5,009,267,300,000	6,194,000,000,000
Corporate bonds	2,792,000,000,000	2,380,000,000,000
	12,603,218,026,027	**11,014,387,200,000**

16. SHORT-TERM BORROWINGS

	Opening balance	Increase in the period	Decrease In the period	Closing balance
	VND	VND	VND	VND
Short-term borrowings	**13,334,500,000,000**	**42,338,800,000,000**	**42,338,800,000,000**	**19,364,500,000,000**
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	1,838,000,000,000	9,073,500,000,000	7,036,500,000,000	3,875,000,000,000
Joint Stock Commercial Bank of Foreign Trade of Vietnam	999,000,000,000	2,784,000,000,000	1,649,000,000,000	2,134,000,000,000
Fortune Vietnam Joint Stock Commercial Bank	145,000,000,000	10,413,800,000,000	8,431,300,000,000	2,127,500,000,000
Other credit institutions	8,516,500,000,000	13,649,500,000,000	14,954,000,000,000	7,212,000,000,000
Other organisations	-	1,571,000,000,000	555,000,000,000	1,016,000,000,000
	13,334,500,000,000	**42,338,800,000,000**	**42,338,800,000,000**	**19,364,500,000,000**

As at 30 June 2026, the short-term borrowings were under 12-month credit limit loan contracts with interest rates from 5.0% per annum to 10.1% per annum (as at 31 December 2025: from 4.2% per annum to 10.0% per annum), in order to supplement working capital and are secured by term deposits.

17. PAYABLES RELATING TO SECURITIES TRADING ACTIVITIES

	Closing balance VND	Opening balance VND
Payables to the Stock Exchange	9,549,151,919	7,039,142,786
Payables to the Vietnam Securities Depository and Clearing Corporation (VSDC)	637,032,360	437,017,234
Payables to other organisations and individuals	428,554,040	608,546,505
Payables relating to covered warrant activities	41,419,734,000	6,912,567,200
	52,034,472,319	**14,997,273,725**

The Company is authorised to issue covered warrants under the Certificates of Registration of Covered Warrant Offering granted by the State Securities Commission of Vietnam. Details of the covered warrants issued by the Company are as follows:

Covered warrant code	Number of covered warrants authorised for issuance	Outstanding covered warrants	Closing balance	Opening balance
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	-	-	-	-
	24,800,000	**22,807,800**	**41,419,734,000**	**6,912,567,200**

18. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
Payables for the purchase of financial assets	431,979,909,292	3,267,160,930,000
Others	574,293,983	131,782,500
	432,554,203,275	**3,267,292,712,500**

(*) As at 30 June 2026, the balance represented payables for purchases of financial assets executed through matched orders on 30 June 2026, with settlement scheduled on T+1 and T+2 date.

19. TAX AND PAYABLES TO THE STATE BUDGET

	Opening balance VND	Payable during the period VND	Paid during the period VND	Closing balance VND
Value added tax	482,167,388	14,745,529,625	(2,333,546,644)	12,894,150,369
Corporate income tax	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
Other taxes	-	492	(492)	-
	52,653,312,675	**188,476,638,778**	**(114,380,832,910)**	**126,749,118,543**

20. SHORT-TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
Loan interest payable to credit institutions	49,792,164,564	18,539,949,316
Others	5,540,747,645	7,679,116,004
	55,332,912,209	**26,219,065,320**

21. UNEARNED REVENUE

	Closing balance VND	Opening balance VND
Unearned revenue – Fixed-term deposits	55,966,890,414	-
Management service fees	123,655,910	126,344,091
Advisory service fees	875,466,668	-
	56,966,012,992	**126,344,091**

22. OWNERS' EQUITY

22.1 Owners' capital contribution

	Closing balance	Opening balance
Authorized to issue and fully contributed		
Quantity (shares)	1,408,668,000	1,266,800,000
Face value (VND/share)	10,000	10,000
Value (VND)	**14,086,680,000,000**	**12,668,000,000,000**

22.2 Owners' capital contribution (Continued)

All of the Company's shares are ordinary shares. A share of a company provides the owner with a right to vote at the Company's shareholders' meetings. Shareholders are entitled to receive dividends declared by the Company. All ordinary shares rank equally with respect to the Company's remaining assets. The list of major shareholders of the Company holding 5% or more of shares and other shareholders are as follows:

	Closing balance			Opening balance		
	Shares	%	VND	Shares	%	VND
Mr. Nguyen Xuan Thai	190,020,100	13.49%	1,900,200,000,000	-	0.00%	-
Ms. Nguyen Ngoc My Anh	190,020,000	13.49%	1,900,200,000,000	-	0.00%	-
Ms. Nguyen Thi Minh Anh	123,411,556	8.76%	1,234,115,560,000	58,648,140	4.63%	586,481,400,000
Mr. Ngo Quyet Tien	122,684,741	8.71%	1,226,847,410,000	94,412,741	7.45%	944,127,410,000
Ms. Pham Thu Hang	117,225,946	8.32%	1,172,259,460,000	111,553,946	8.81%	1,115,539,460,000
Mr. Nguyen Duc Thuy	62,706,000	4.45%	627,060,000,000	-	0.00%	-
Others	602,599,757	42.78%	6,025,997,570,000	1,002,185,173	79.11%	10,021,851,730,000
Total	**1,408,668,000**	**100.00%**	**14.086.680.000.000**	**1,266,800,000**	**100.00%**	**12,668,000,000,000**

22.3 Changes in owners' equity

	Owners' capital contribution	Share premium	Difference from revaluation of assets at FV	Charter capital supplementary reserve	Operational risk and financial reserve	Retained Earnings	Total
	VND	VND	VND	VND	VND	VND	VND
As at 01 January 2026	**12,668,000,000,000**	**-**	**(85,962,490,000)**	**4,305,464,486**	**704,967,662**	**608,437,536,854**	**13,195,485,479,002**
Increase in share capital from share issuance	1,418,680,000,000	2,833,814,697,453	-	-	-	-	4,252,494,697,453
Profit after tax during period	-	-	-	-	-	574,673,706,907	574,673,706,907
Difference from revaluation of assets at fair value	-	-	(109,972,156,000)	-	-	-	(109,972,156,000)
As at 30 June 2026	**14,086,680,000,000**	**2,833,814,697,453**	**(195,934,646,000)**	**4,305,464,486**	**704,967,662**	**1,183,111,243,761**	**17,912,681,727,362**

(*) Pursuant to Official Letter No. 5607/UBCK-QLKD dated 19 June 2026 issued by the State Securities Commission of Vietnam acknowledging the receipt of the report on the results of the Company's initial public offering ("IPO"), Board of Directors' Resolution No. 75/2026/NQ-HĐQT dated 16 June 2026, and the Report on the Results of the Public Offering No. 324/2026/CV-LPBS dated 16 June 2026, LPBank Securities Joint Stock Company successfully completed the public offering of 141,868,000 ordinary shares at an offering price of VND 30,000 per share. According to the latest Amended Establishment and Operation Licence No. 79/GPĐC-UBCK dated 26 June 2026 and the Enterprise Registration Certificate No. 0309312029 (22nd amendment) dated 8 July 2026, the Company's charter capital amounted to 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

	Closing balance VND	Opening balance VND
Unrestricted financial assets	2,843,799,870,000	1,939,439,570,000
Mortgaged financial assets	1,910,000,000,000	1,380,000,000,000
Financial assets awaiting settlement	104,398,800,000	12,392,500,000
	4,858,198,670,000	**3,331,832,070,000**

23.2 Awaiting financial assets of the Company

	Closing balance VND	Opening balance VND
Stocks	110,853,000,000	26,491,250,000
Bonds	347,700,000	2,817,000,000,000
Warrants	1,022,400,000	-
	112,223,100,000	**2,843,491,250,000**

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

	Closing balance VND	Opening balance VND
Stocks	24,880,000,000	24,880,000,000
Bonds	3,100,000,000,000	741,800,000,000
Certificates of deposits	6,200,000,000,000	2,440,387,200,000
Fund certificates	99,256,226,200	49,256,226,200
	9,424,136,226,200	**3,256,323,426,200**

23.4. Financial assets listed/registered for trading at VSDC of investor

	Closing balance VND	Opening balance 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
Mortgaged 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
	26,515,019,330,000	**15,489,235,574,000**

23.5. Deposits for securities brokerage activities

	Closing balance VND	Opening balance VND
Investors' deposits for securities trading under the securities company's management	246,893,185,966	247,523,020,840
Investors' deposits for securities clearing and settlement	579,057,291,802	1,443,609,509,444
Deposits from securities issuers	44,025,993,860	27,055,090,635
	869,976,471,628	**1,718,187,620,919**

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

	Closing balance VND	Opening balance 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
	825,950,477,768	**1,691,132,530,284**

23.7. Payables for dividends, bond principal and interest

	Closing balance VND	Opening balance VND
Payables for dividends, bond principal and interest	44,014,567,600	27,055,090,635
	44,014,567,600	**27,055,090,635**

24. PAYABLES FOR INVESTORS' BORROWINGS FROM THE SECURITIES COMPANY

	Closing balance VND	Opening balance VND
Payables relating to margin lending	**13,991,408,823,433**	**9,755,279,807,972**
Margin loan principal payable (Note 7.3)	13,636,454,644,678	9,664,421,508,760
Margin loan principal payable to domestic investors	13,636,454,644,678	9,664,421,508,760
Margin loan principal payable to foreign investors	-	-
Margin interest payable	354,954,178,755	90,858,299,212
Margin interest payable to domestic investors	354,954,178,755	90,858,299,212
Margin interest payable to foreign investors	-	-
Principal payable for advances to clients from securities sales (Note 7.3)	**101,462,974,396**	**883,579,322,462**
Principal payable for advances to domestic investors from securities sales	101,462,974,396	883,579,322,462
Principal payable for advances to foreign investors from securities sales	-	-
	14,092,871,797,829	**10,638,859,130,434**

25. OPERATING INCOME

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

	Current period VND	Prior period VND
Gain from disposals of FVTPL	664,362,094,782	240,138,545,052
(Loss) from disposals of FVTPL	(584,935,447,284)	(10,547,807,264)
	79,426,647,498	**229,590,737,788**

Details of net gain/(loss) from the sale of financial assets at FVTPL by category are as follows:

No.	Financial assets	Quantity unit	Proceeds	Weighted average cost at the end of transaction date	Gain/(loss) from disposals in current period	Gain from disposals in prior period
	Gain					
1	Listed shares	292,340,725	13,470,314,058,190	12,964,329,780,603	505,984,277,587	217,124,671,428
2	Listed bonds	142,093,228	14,858,093,672,304	14,784,803,705,985	73,289,966,319	22,142,373,624
3	Certificates of deposits	29,585,136	11,888,071,859,526	11,864,432,685,929	23,639,173,597	-
4	Covered warrants	128,946,000	140,361,937,037	103,761,059,000	36,600,878,037	-
5	Unlisted bonds	9,328	1,011,087,276,314	986,239,477,072	24,847,799,242	871,500,000
	Total	**592,974,417**	**41,367,928,803,371**	**40,703,566,708,589**	**664,362,094,782**	**240,138,545,052**
	Loss					
1	Listed shares	350,320,224	13,934,429,465,993	14,420,486,096,974	(486,056,630,981)	(11,197,999)
2	Listed bonds	234,744,420	25,221,517,220,011	25,270,451,954,141	(48,934,734,130)	(10,536,609,265)
3	Unlisted bonds	50,204	956,169,863,884	968,841,182,093	(12,671,318,209)	-
4	Certificates of deposits	66,147,273	2,679,453,258,408	2,704,282,922,033	(24,829,663,625)	-
5	Covered warrants	33,719,312	276,913,186,595	289,356,286,934	(12,443,100,339)	-
	Total	**684,981,433**	**43,068,482,994,891**	**43,653,418,442,175**	**(584,935,447,284)**	**(10,547,807,264)**

25.2 Revaluation difference of financial assets at FVTPL

	Current period	Prior period
	VND	VND
Gain from revaluation of FVTPL	699,583,287,240	56,780,437,442
Gain from revaluation of outstanding warrant liabilities	35,840,239,419	-
Loss from revaluation of FVTPL	(536,658,108,087)	(11,684,377,115)
Loss from revaluation of outstanding warrant liabilities	(31,472,467,455)	-
	167,292,951,117	**45,096,060,327**

Details of revaluation differences of financial assets by type are as follows:

No.	Financial assets	Cost	Market value or fair value	Revaluation difference as at 30 June 2026	Revaluation difference as at 31 December 2025	Net gain/(loss) recorded this period
		VND	VND	VND	VND	VND
I.	**Financial assets at FVTPL**	**16,891,156,879,298**	**17,215,883,876,831**	**324,726,997,533**	**162,021,818,380**	**162,705,179,153**
1	Listed shares	3,762,768,627,717	3,922,447,070,748	159,678,443,031	44,189,775,904	115,488,667,127
2	Listed bonds	3,286,805,622,380	3,393,126,420,041	106,320,797,661	52,090,745,765	54,230,051,896
3	Unlisted bonds	3,475,251,048,355	3,481,088,493,150	5,837,444,795	6,275,160,267	(437,715,472)
4	Certificates of deposits	6,266,331,580,935	6,317,813,931,510	51,482,350,575	58,755,324,539	(7,272,973,964)
5	Fund certificates	99,999,999,911	101,407,961,382	1,407,961,471	710,811,905	697,149,566
II.	**Covered warrants**	**(45,787,505,964)**	**(41,419,734,000)**	**4,367,771,964**	**-**	**4,367,771,964**
1	Covered warrants	(45,787,505,964)	(41,419,734,000)	4,367,771,964	-	4,367,771,964
III.	**Held-to-maturity (HTM) investments**	**5,111,218,026,027**	**5,111,218,026,027**	**-**	**-**	**-**
1	Term deposits with term under one year	4.901.950.726.027	4.901.950.726.027	-	-	-
2	Certificate of deposit	209.267.300.000	209.267.300.000	-	-	-
IV.	**Available-for-sale (AFS) financial assets**	**783,354,330,000**	**587,419,684,000**	**(195,934,646,000)**	**(85,962,490,000)**	**(109,972,156,000)**
1	Listed shares	780,474,330,000	584,539,684,000	(195,934,646,000)	(85,962,490,000)	(109,972,156,000)
2	Non-listed shares	2,880,000,000	2,880,000,000	-	-	-
IV.	**Reclassification from AFS to FVTPL**	**29,746,530,000**	**44,220,000,000**	**14,473,470,000**	**14,253,470,000**	**220,000,000**
1	Reclassification from AFS to FVTPL	29,746,530,000	44,220,000,000	14,473,470,000	14,253,470,000	220,000,000

(*) During the period, the Company reclassified its investment in POT from available-for-sale (AFS) to financial assets at fair value through profit or loss (FVTPL) with effect from 22 June 2026. Accordingly, the opening balance of the revaluation surplus presented in this note represents the balance as at 22 June 2026, being the effective date of the reclassification.

25.3 Dividend, interest income from held-to-maturity investments, financial assets, loan receivables and receivables

	Current period	Prior period
	VND	VND
From FVTPL financial assets	156,837,780,274	2,943,000,000
From held-to-maturity (HTM) investments	178,916,625,097	70,820,027,395
From loans and other receivables	651,959,276,569	128,471,483,764
From AFS financial assets	14,550,470,000	-
In which: Dividend income from AFS financial assets	*297,000,000*	-
	1,002,264,151,940	**202,234,511,159**

26. FINANCIAL EXPENSES

	Current period	Prior period
	VND	VND
Interest expense	601,956,871,255	117,781,349,712
	601,956,871,255	**117,781,349,712**

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

	Current period	Prior period
	VND	VND
Borrowing costs of loans	6,438,311,823	2,467,712,328
Provision of impairment loans	1,321,480,213	-
	7,759,792,036	**2,467,712,328**

28. EXPENSES FOR OPERATING ACTIVITIES

	Current period	Prior period
	VND	VND
Expenses for proprietary trading activities	12,108,438,905	3,778,811,612
Expenses for securities brokerage activities	102,559,099,433	48,251,031,903
Expenses for securities custodian activities	10,160,088,697	4,314,973,431
Expenses for financial advisory activities	2,034,842,927	3,217,244,524
	126,862,469,962	**59,562,061,470**

TOTAL EXPENSES FOR OPERATING ACTIVITIES BY TYPE

	Current period	Prior period
	VND	VND
Expenses for brokerage services	20,873,495,575	8,488,545,043
Expenses for securities depository services	3,303,039,661	1,450,200,211
Expenses for financial advisory services	228,000,000	-
Salary and benefit expenses	90,214,381,134	41,336,023,142
Depreciation and amortization expenses	151,255,716	173,892,498
External service expenses	9,703,815,073	5,420,066,653
Other expenses	2,388,149,006	2,693,333,923
Provisions	333,797	-
	126,862,469,962	**59,562,061,470**

29. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period	Prior period
	VND	VND
Employee expenses	56,375,435,847	18,968,010,242
Tools and supplies allocation expense	1,500,852,435	784,171,549
Depreciation and amortization	5,232,511,506	4,301,689,232
Tax, fees and charges	17,888,049	30,128,037
Out-sourced services	34,333,058,207	8,303,333,874
	97,459,746,044	**32,387,332,934**

30. CORPORATE INCOME TAX EXPENSE

30.1. Corporate income tax expense

	Current period	Prior period
	VND	VND
Corporate income tax expense recognized in the interim income statement		
Current corporate income tax expense	107,651,033,536	107,651,033,536
Deferred corporate income tax expense	35,943,143,190	35,943,143,190
	143,594,176,726	**62,434,875,872**

	Current period	Prior period
	VND	VND
Profit before tax	**718,267,883,633**	**309,026,556,087**
Adjustments to decrease in accounting profit	**(180,012,715,952)**	**(43,563,186,162)**
Increases:	**569,961,280,707**	**13,217,251,280**
- Decrease in revaluation of financial assets at FVTPL	*536,658,108,087*	*11,684,377,115*
- Non-deductible expenses	*508,891,155*	*1,532,874,165*
- Increase in revaluation of outstanding covered warrant payables	*31,472,467,455*	-
- Provision	*1,321,814,010*	-
Decreases:	**(749,973,996,659)**	**(56,780,437,442)**
- Non-taxable income - Dividend income	*(297,000,000)*	-
- Increase in revaluation of financial assets at FVTPL	*(699,583,287,240)*	*(56,780,437,442)*
- Decrease in revaluation of outstanding covered warrant payables	*(35,840,239,419)*	-
- Reclassification from AFS to FVTPL	*(14,253,470,000,00)*	-
Taxable profit	**538,255,167,681**	**265,463,369,925**
Corporate income tax rate	20%	20%
Current corporate income tax expenses	**107,651,033,536**	**53,092,673,985**

30.2. Deferred corporate income tax expense

	Closing balance	Opening balance
Deferred income tax liabilities	**VND**	**VND**
Opening balance	**32,081,373,854**	**-**
Deferred corporate income tax arising from the fair value remeasurement of financial assets at FVTPL	32,585,035,831	9,342,201,887
Deferred corporate income tax arising from the downward remeasurement of outstanding covered warrant payables	873,554,393	-
Deferred corporate income tax arising from gains recognised on the fair value remeasurement of available-for-sale (AFS) financial assets upon reclassification	2,748,915,769	-
Difference between tax and accounting provisions	(264,362,803)	-
Closing balance	**68,024,517,044**	**9,342,201,887**

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

	Current period	Prior period
	VND	**VND**
Deferred corporate income tax arising from the fair value remeasurement of financial assets at FVTPL	32,585,035,831	9,342,201,887
Deferred corporate income tax arising from the downward remeasurement of outstanding covered warrant payables	873,554,393	-
Deferred corporate income tax arising from gains recognised on the fair value remeasurement of available-for-sale (AFS) financial assets upon reclassification	2,748,915,769	-
Difference between tax and accounting provisions	(264,362,803)	-
Closing balance	**35,943,143,190**	**9,342,201,887**

31. ACCUMULATED OTHER COMPREHENSIVE INCOME

Items	Opening balance	Movement during the year	Changes in owners' equity recorded in income statement	Closing 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)

32. BASIC EARNINGS PER SHARE

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

	Current period	Prior period
Net profit attributable to shareholders (VND)	574,673,706,907	246,591,680,215
Profit attributable to ordinary shareholders used in the calculation of basic earnings per share (VND)	**574,673,706,907**	**246,591,680,215**
Weighted average number of ordinary shares (share)	1,277,347,489	388,800,000
Basic earnings per share (VND/share)	**450**	**634**

33. FINANCIAL MANAGEMENT RISK

The Company's activities expose to financial risks including credit risk, market risk and liquidity risk. The Company's overall risk management strategy seeks to minimise the potential adverse effect of these risks on the Company's performance.

The Board of Executive Officers of the Company is responsible for setting the objectives and underlying principles of financial risk management for the Company. The Board of Executive Officers establishes the detailed policies such as risk identification and measurement, investment strategy and limits. Risk management policies and systems are reviewed regularly to address the changes and align to market trends.

Financial risk management is carried out by risk management personnel. The risk management personnel measure actual exposures against the limits set and prepare periodical reports for the review of the the Board of Executive Officers.

The information presented below is based on information assessed by the the Board of Executive Officers.

Credit risk

Credit risk is the risk that counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered with the Company, resulting in a financial loss to the Company. It arises principally from cash in banks, financial assets, receivables, and other financial assets.

Market risk

Market risk is the risk that fair value or future cash flows of a financial instrument will fluctuate according to changes in market prices. The Company's market risks include interest rate risk, currency risk and other price risk such as securities price risk.

The Company manages this market risk through diversification of its investment portfolio and critical appraisal of securities to be invested in within limited exposures.

- Interest rate risk

  The Company is exposed to interest rate risk on financial assets and liabilities for which the Company is entitled or bear interest. Currently, the Company recognizes financial assets and liabilities at historical cost less provisions for impairment, therefore, the Company is only exposed to cash flow risk related to interest receivable and payable. The Company is exposed to interest rate risk mainly from its term deposits.

  The Company's term deposits have fixed interest rates and short term so the risk due to interest rate fluctuations is insignificant.

- Currency risk

  Currency risk is the risk that the value of the Company's financial instruments will be affected by changes in exchange rates. The Company is established and operates in Vietnam with the reporting currency being Vietnamese Dong, the Company's main transaction currency is also Vietnamese Dong, so the currency risk is insignificant.

- Securities price risk

  The stocks and bonds under financial assets portfolio held by the Company are affected by market risk due to the uncertainty in the future value of these securities. The Company manages its securities price risk by setting up investment limits. The Company's Investment Committee also takes part in appraisal and approval of securities investment decisions.

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty or fail to perform its financial obligations.

The Company's approach to manage liquidity risk is to maintain sufficient highly liquid financial assets portfolio to meet liquidity requirements in the short term and long term.

Capital management

Capital Adequacy Ratio

Capital Adequacy Ratio ("CAR") is an indicator that measures the Company's financial safety and ability to meet its financial obligations and absorb certain losses resulting from risks arising during its business operation.

This ratio is calculated and presented in the Company's Monthly Financial Safety Ratio Report in accordance with the requirements of Circular No. 91/2020/TT-BTC dated 13 November 2020 issued by the Ministry of Finance ("Circular 91"), which prescribes financial safety ratios and remedial measures applicable to securities business organisations that fail to meet the prescribed financial safety requirements, as amended and supplemented by Circular No. 102/2025/TT-BTC dated 29 October 2025 issued by the Ministry of Finance ("Circular 102"). Circular 91 and Circular 102 set out the methodology for calculating the financial safety ratio and the remedial measures applicable to securities business organisations that do not satisfy the prescribed financial safety requirements. Pursuant to Circular 91 and Circular 102, the Company is required to maintain its capital adequacy ratio at not less than 180%.

As at 30 June 2026, the Company's CAR was 731.16%. As at 31 December 2025, the Company's CAR was 834.31%.

34. COMMITMENTS

Operating commitments

	Current period	Prior period
	VND	VND
Minimum operating lease costs recognized in the interim income statement for the period	4,827,619,718	7,308,252,620

At the balance sheet date, the Company had outstanding commitments under operating leases, which fall due as follows:

	Closing balance	Opening balance
	VND	VND
Within one year	17,743,903,680	8,230,399,680
In the second to the fifth year inclusive	52,968,375,530	22,671,766,680
	70,712,279,210	**30,902,166,360**

35. RELATED PARTY TRANSACTIONS AND BALANCES

The list of related parties that had material transactions with the Company, and the nature of the relationships between the Company and these related parties, is as follows:

Related parties	**Relationship**
Members of the Board of Directors, Chief Executive Officer and Supervisory Board	Internal person
Sacom Digital Asset Exchange Joint Stock Company (SCEX)	The Chairman of the Board of Directors is also the Chairman of the Board of Directors of the related party A member of the Board of Directors is also the Vice Chairman of the Board of Directors of the related party
LPB Fund Management Joint Stock Company	The Chairman of the Board of Directors is also the Chairman of the Board of Directors of the related party A member of the Board of Directors is also a member of the Board of Directors of the related party
Thaiholdings Joint Stock Company	The Vice Chairman of the Board of Directors is also a member of the Board of Directors, Deputy Chief Executive Officer and Corporate Governance Officer of the related party A member of the Supervisory Board is also a member of the Supervisory Board of the related party
Thaihomes Real Estate Development Joint Stock Company	The Vice Chairman of the Board of Directors is also the Chairman of the Board of Directors of the related party
Phu Dong Sports Investment Joint Stock Company	A member of the Board of Directors is also a member of the Board of Directors of the related party
Kim Lien Tourism Joint Stock Company	The Vice Chairman of the Board of Directors is also a member of the Board of Directors of the related party The Head of the Supervisory Board is also the Head of the Supervisory Board of the related party
Ton Dan Ha Noi Joint Stock Company	The Company related to internal person
Fortune Vietnam Joint Stock Commercial Bank	The Company related to internal person (No longer a related party from 18 June 2026).
Saigon Treasure Commercial Joint Stock Bank	Related party of a major shareholder

During the period, the Company entered into the following significant transactions with its related parties:

	Current period	**Prior period**
	VND	**VND**
LPB Fund Management Joint Stock Company		
Securities brokerage service fee income	504,002,852	-
Ton Dan Ha Noi Joint Stock Company		
Office rental expense	2,245,530,534	1,725,482,631
Fortune Vietnam Joint Stock Commercial Bank		
Service revenue	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 on borrowings	189,220,936,990	61,434,446,468
Interest income from demand deposits	266,544,511	464,644,068
Interest income from term deposits	208,114,794,522	5,960,986,302
Interest income from bonds	131,219,851,275	-
Credit guarantee fees	649,600,000	-
Sales of valuable papers	1,488,912,175,000	2,590,773,130,589
Purchases of valuable papers	1,730,239,600,000	3,472,345,830,000
Saigon Treasure Commercial Joint Stock Bank		
Interest income from demand deposits	21,115	-
Service fees	2,851,344	-
Sales of valuable papers	3,009,843,000,000	-
Purchases of valuable papers	714,121,500,000	-

Significant related parties' balances at 30 June 2026 were as follows:

	Closing balance	Opening balance
	VND	VND
Saigon Treasure Commercial Joint Stock Bank		
Bank deposits	133,506,959	-
Ton Dan Ha Noi Joint Stock Company		
Office rental deposit	1,061,783,877	1,061,783,877

Remuneration paid to the Company's Board of Directors, Chief Executive Officer and Board of Supervisors during the period was as follows:

	Current period	Prior period
	VND	VND
Board of Directors and Chief Executive Officer	2,267,495,714	2,776,966,080
Board of Supervisors	120,000,000	120,000,000
	2,387,495,714	**2,896,966,080**

36. SUPPLEMENTARY INFORMATION TO THE STATEMENT OF CASH FLOWS

During the period, the Company had borrowings with original maturities of no more than three months amounting to VND 6,339,500,000,000 which were presented on a net basis in the statement of cash flows. Accordingly, corresponding adjustments were made to the line items proceeds from borrowings and repayments of borrowings.

37. SUBSEQUENT EVENTS

On 22 July 2026, the Company received Decision No. 607/QĐ-SGDHCM dated 20 July 2026 issued by the Ho Chi Minh City Stock Exchange approving the listing registration of 1,408,668,000 ordinary shares of the Company under the ticker symbol LPS on the Ho Chi Minh City Stock Exchange.

Except for the above event, no events have occurred subsequent to the end of the reporting period that have had, or may have, a material effect on the Company's operations, financial position or interim operating results requiring adjustment to or disclosure in the Company's interim financial statements.

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

Tran Nhat Duy	Nguyen Thi Ngan	Hoang Viet Anh
Preparer	**Chief Accountant**	**Chief Executive Officer**
		(Pursuant to Authorization Decision No. 05/2026/UQ-LPBS dated 22 January 2026 issued by the Chairman of the Board of Directors)

03 August 2026