

Tp. Hồ Chí Minh, ngày **16** tháng 10 năm 2026
Ho Chi Minh City, October **16**, 2026

Kính gửi:
Respectfully to:

- **ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC**
STATE SECURITIES COMMISSION OF VIETNAM
- **SỞ GIAO DỊCH CHỨNG KHOÁN VIỆT NAM**
VIETNAM EXCHANGE
- **SỞ GIAO DỊCH CHỨNG KHOÁN TP. HỒ CHÍ MINH**
HO CHI MINH STOCK EXCHANGE

Căn cứ (In accordance with):

- Quy định của pháp luật về công bố thông tin trên thị trường chứng khoán;
The regulations of law regarding information disclosure in the securities market;
- Báo cáo tài chính riêng Quý 3/2026 của Công ty Cổ phần Chứng khoán Rồng Việt;
The separate financial statements for 3Q2026 of Viet Dragon Securities Corporation (VDSC);

(English below)

Công ty Cổ phần Chứng khoán Rồng Việt (Mã chứng khoán: VDS) xin giải trình với Quý Cơ quan về biến động Lợi nhuận sau thuế thu nhập doanh nghiệp (TNDN) trên Báo cáo kết quả kinh doanh Quý 3/2026 so với cùng kỳ năm 2025 như sau:

Đơn vị tính: VNĐ			
STT	Chỉ tiêu	Quý 3/2026	Quý 3/2025
1	Lợi nhuận trước thuế	(105.081.869.776)	309.745.332.528
2	Chi phí thuế TNDN	(21.798.536.675)	61.142.797.802
3	Lợi nhuận sau thuế TNDN	(83.283.333.101)	248.602.534.726

Nguyên nhân lợi nhuận sau thuế Quý 3 năm 2026 biến động trên 10% so với cùng kỳ năm 2025:

Kết thúc Quý 3/2026, VN-Index đóng cửa ở mức 1.768,62 điểm, giảm 4,9% so với thời điểm cuối Quý 2/2026 (1.860,01 điểm). Diễn biến này trái ngược hoàn toàn với đà bứt phá mạnh mẽ của cùng kỳ năm 2025, chỉ số VN-Index cuối Quý 3/2025 tăng 20,8% so với thời điểm cuối Quý 2/2025. Tâm lý thận trọng của nhà đầu tư, cùng với áp lực bán ròng kéo dài từ khối ngoại khiến thanh khoản thị trường sụt giảm mạnh kể từ Quý 1/2026. Giá trị giao dịch bình quân Quý 3/2026 chỉ đạt 18.643 tỷ đồng/phiên, giảm đến 57,8% so với cùng kỳ năm 2025 (44.145 tỷ đồng/phiên). Diễn biến này đã tác động mạnh đến doanh thu của hoạt động Đầu tư cũng như Kinh doanh môi giới chứng khoán trong kỳ.

Theo đó, Rồng Việt ghi nhận tổng doanh thu Quý 3/2026 đạt 195,1 tỷ đồng, giảm 58,2% so với cùng kỳ năm 2025 (466,4 tỷ đồng). Cụ thể:

- Doanh thu từ hoạt động Đầu tư đạt 26,3 tỷ đồng, giảm 89,6% so với cùng kỳ năm 2025 (253,3 tỷ đồng).
- Doanh thu từ hoạt động Cho vay đạt 124,0 tỷ đồng, tăng 14,8% so với cùng kỳ năm 2025 (108,0 tỷ đồng).
- Doanh thu từ hoạt động Kinh doanh môi giới chứng khoán đạt 38,6 tỷ đồng, giảm 52,6% so với cùng kỳ năm 2025 (81,5 tỷ đồng).
- Doanh thu từ các hoạt động khác đạt 6,1 tỷ đồng, giảm 74% so với cùng kỳ năm 2025 (23,5 tỷ đồng).

Trong kỳ, Rồng Việt cũng tạm thời ghi nhận hơn 124,5 tỷ đồng vào chi phí do đánh giá giảm danh mục đầu tư. Trong khi cùng kỳ năm 2025, Công ty ghi nhận khoản hoàn nhập chi phí đánh giá giảm danh mục đầu tư đã trích trước đó hơn 44,2 tỷ đồng. Các khoản chi phí hoạt động khác và chi phí quản lý doanh nghiệp trong kỳ phát sinh phù hợp với tiến độ kế hoạch.



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Kết quả:

Lợi nhuận sau thuế Quý 3/2026 của Rồng Việt ghi nhận khoản âm 83,3 tỷ đồng, trong khi cùng kỳ năm trước Công ty có lợi nhuận 248,6 tỷ đồng.

Trân trọng.

(English)

Viet Dragon Securities Corporation (Stock code: VDS) hereby provides an explanation to the esteemed authority regarding the fluctuations in Profit After Corporate Income Tax for the 3Q2026 income statement compared to the same period in 2025 as follows:

Unit: VND

No.	Items	3rd Quarter 2026	3rd Quarter 2025
1	Profit Before tax	(105,081,869,776)	309,745,332,528
2	Corporate Income Tax Expense	(21,798,536,675)	61,142,797,802
3	Profit After tax	(83,283,333,101)	248,602,534,726

Reasons for the fluctuation in Profit After Tax in 3rd Quarter 2026 by more than 10% compared to the same period in 2025:

At the end of 3Q2026, the VN-Index closed at 1,768.62 points, down 4.9% from the end of 2Q2026 (1,860.01 points). This was in stark contrast to the strong rally in the same period of 2025, when the VN-Index rose 20.8% from the end of 2Q2025 to the end of 3Q2025. Investor caution, coupled with sustained net selling pressure from foreign investors, has led to a sharp decline in market liquidity since 1Q2026. Average daily trading value in 3Q2026 stood at VND 18,643 billion, down as much as 57.8% compared to the same period in 2025 (VND 44,145 billion). These developments significantly affected revenue from Investment and Brokerage activities during the period.

Accordingly, VDSC recorded total revenue for 3Q2026 of VND 195.1 billion, down 58.2% compared to the same period in 2025 (VND 466.4 billion), specifically:

- Revenue from Investment activities reached VND 26.3 billion, decreased by 89.6% YoY (VND 253.3 billion).
- Revenue from Lending activities reached VND 124.0 billion, increased by 14.8% YoY (VND 108.0 billion).
- Revenue from Brokerage activities reached VND 38.6 billion, decreased by 52.6% YoY (VND 81.5 billion).
- Revenue from other activities reached VND 6.1 billion, decreased by 74% YoY (VND 23.5 billion).

During the period, VDSC also temporarily recorded over VND 124.5 billion in expenses arising from the downward revaluation of its investment portfolio. In contrast, in the same period of 2025, the Company recorded a reversal of over VND 44.2 billion in previously recognized expenses arising from the downward revaluation of its investment portfolio. Other operating expenses and corporate management expenses incurred during the period were in line with the implementation schedule.

Result:

VDSC recorded a net loss of VND 83.3 billion in 3Q2026, while the Company recorded a profit of VND 248.6 billion a year earlier.

Sincerely.

Nơi nhận (Recipients):

- Như trên (As above);
- Lưu (Archive): VT, P.TCKT.


TỔNG GIÁM ĐỐC
GENERAL DIRECTOR

NGUYỄN THỊ THU HUYỀN



SEPARATE FINANCIAL STATEMENTS

QUARTER 3 OF 2026

3rd QUARTER OF 2026 SEPARATE STATEMENT OF FINANCIAL POSITION

as at 30 September 2026

ITEMS	Code	Notes	Ending balance VND	Beginning balance VND
A	B	C	1	2
A. CURRENT ASSETS (100=110+130)	100		5,986,821,353,016	6,704,537,759,343
I. Financial assets	110		5,945,839,353,919	6,689,877,549,121
1. Cash and cash equivalents	111	5	850,621,286,594	973,949,250,130
1.1 Cash	111.1		525,621,286,594	823,949,250,130
1.2 Cash equivalents	111.2		325,000,000,000	150,000,000,000
2. Financial assets at fair value through profit and loss ("FVTPL")	112	7.1	759,356,904,679	1,158,009,450,194
3. Held-to-maturity (HTM) investments	113	7.3	150,000,000,000	
4. Loans	114	7.5	3,815,951,496,589	4,003,532,443,009
5. Available-for-sale financial assets ("AFS")	115	7.2	352,044,773,760	495,850,260,000
6. Provision for impairment of financial assets and mortgage assets	116	7.6	(44,212,240,217)	(44,212,240,217)
7. Receivables	117	8	37,644,596,920	77,249,427,835
7.1. Receivables from disposal of financial assets	117.1	8		46,912,220,000
7.2. Receivables and accruals from dividend and interest income	117.2	8	37,644,596,920	30,337,207,835
7.2.1. Receivables and accruals for due dividend and interest income	117.3		35,098,344	75,049,842
7.2.2. Accruals for undue dividend and interest income	117.4		37,609,498,576	30,262,157,993
8. Advances to suppliers	118	8	4,381,081,051	1,422,291,132
9. Receivables from services provided by the Company	119	8	19,961,787,932	23,924,935,839
10. Internal receivables	120			
11. Receivables from securities trading errors	121			
12. Other receivables	122	8	2,067,875,089	2,129,939,677
13. Provision for impairment of receivables	129	8	(1,978,208,478)	(1,978,208,478)
II. Other current assets	130	9	40,981,999,097	14,660,210,222
1. Advances	131		500,754,678	97,393,621
2. Office supplies, tools and materials	132		2,388,887,966	1,517,097,545
3. Short-term prepaid expenses	133		17,136,659,792	12,488,976,863
4. Short-term deposits, collaterals and pledges	134		55,900,000	55,900,000
5. Deductible VAT	135			
6. Tax and other receivables from the State	136		20,899,796,661	500,842,193
7. Other current assets	137			
8. Government bond purchased for resale	138			
9. Provision for impairment of other current assets	139			
B. NON-CURRENT ASSETS (200 = 210+220+230+240+250-260)	200		1,431,517,887,081	1,369,631,507,066
I. Non-current financial assets	210		1,346,094,912,212	1,270,504,359,940
1. Long-term receivables	211			
2. Long-term financial assets	212		1,346,094,912,212	1,270,504,359,940
2.1. HTM investments	212.1	7.3	1,100,000,000,000	800,000,000,000
2.2. Investments in subsidiaries	212.2	10	105,420,000,000	105,420,000,000
2.3. Investment in joint ventures and associates	212.3			
2.4. Other long-term investment	212.4	10	140,674,912,212	365,084,359,940
3. Provision for impairment of long-term financial assets	213			

ITEMS	Code	Notes	Ending balance VND	Beginning balance VND
II. Fixed assets	220		42,232,670,097	60,858,333,943
1. Tangible fixed assets	221	11.1	26,757,628,402	40,954,148,289
- Cost	222		124,981,861,881	124,560,854,013
- Accumulated depreciation	223a		(98,224,233,479)	(83,606,705,724)
- Valuation of Tangible fixed assets at fair value	223b			
2. Tangible fixed assets under financial lease	224			
- Cost	225			
- Accumulated depreciation	226a			
- Valuation of Tangible fixed assets under financial lease at fair value	226b			
3. Intangible fixed assets	227	11.2	15,475,041,695	19,904,185,654
- Cost	228		52,353,612,213	52,263,851,713
- Accumulated amortization	229a		(36,878,570,518)	(32,359,666,059)
- Valuation of Intangible Fixed assets at fair value	229b			
III. Investment property	230			
- Cost	231			
- Accumulated depreciation	232a			
- Valuation of Investment property at fair value	232b			
IV. Construction in progress	240		653,595,750	653,595,750
V. Other non-current assets	250		42,536,709,022	37,615,217,433
1. Long-term deposits, collaterals and pledges	251	12	5,466,840,084	5,418,580,993
2. Long-term prepaid expenses	252	13	7,069,868,938	2,196,636,440
3. Deferred tax assets	253			
4. Deposits to Settlement Assistance Fund	254	14	20,000,000,000	20,000,000,000
5. Other non-current assets	255		10,000,000,000	10,000,000,000
VI. Provision for impairment of long-term assets	260			
TOTAL ASSETS (270 = 100 + 200)	270		7,418,339,240,097	8,074,169,266,409
ITEMS	Code	Notes	Ending balance VND	Beginning balance VND
A	B	C	1	2
C. LIABILITIES (300 = 310 + 340)	300		4,612,508,381,217	5,024,933,595,518
I. Current liabilities	310		4,611,157,615,705	4,997,553,987,896
1. Short-term borrowings and financial leases	311	15	2,968,400,000,000	1,918,970,000,000
1.1 Short-term borrowings	312		2,968,400,000,000	1,918,970,000,000
1.2. Short-term financial leases	313			
2. Short-term financial assets borrowings	314			
3. Short-term convertible bonds - Debt component	315			
4. Short-term bond issuance	316	15	1,588,900,000,000	2,959,100,000,000
5. Borrowings from Settlement Assistance Fund	317			
6. Payables for securities trading activities	318	18	1,557,325,124	3,200,673,059
7. Payables for errors in financial assets trading	319			
8. Short-term trade payables	320	16	19,800,390	2,408,598,820
9. Short-term advances from customers	321		13,205,900,000	13,068,128,000
10. Statutory obligations	322	17	11,864,082,955	47,081,618,765
11. Payables to employees	323		7,296,756	22,742,260,935
12. Employee benefits	324			

ITEMS	Code	Notes	Ending balance VND	Beginning balance VND
13. Short-term accrued expenses	325	18	23,066,686,451	23,927,123,829
14. Short-term internal payables	326			
15. Short-term unearned revenue	327			
16. Short-term deposits received	328			
17. Other short-term payables	329	19	412,919,230	425,967,610
18. Provision for short-term payables	330			
19. Bonus and welfare fund	331		3,723,604,799	6,629,616,878
20. Repo transactions of Government bonds	332			
II. Non-current liabilities	340		1,350,765,512	27,379,607,622
1. Long-term borrowings and financial leases	341			
1.1. Long-term borrowings	342			
1.2. Long-term financial leases	343			
2. Long-term financial assets borrowings	344			
3. Long-term convertible bonds - Debt component	345			
4. Long-term bond issuance	346	15		
5. Long-term trade payables	347			
6. Long-term advances from customers	348			
7. Long-term accrued expenses	349			
8. Long-term internal payables	350			
9. Long-term unearned revenue	351			
10. Long-term deposits received	352			
11. Other long-term payables	353		107,210,085	170,026,334
12. Provision for long-term payables	354			
13. Investor protection fund	355			
14. Deferred tax liabilities	356	20	1,243,555,427	27,209,581,288
15. Fund for development of science and technology	357			
D. OWNERS' EQUITY (400 = 410 + 420)	400		2,805,830,858,880	3,049,235,670,891
I. Owners' equity	410	21.3	2,805,830,858,880	3,049,235,670,891
1. Share capital	411		2,729,212,118,792	2,729,212,118,792
1.1 Capital contribution	411.1	21.1	2,720,000,000,000	2,720,000,000,000
a. Ordinary shares	411.1a		2,720,000,000,000	2,720,000,000,000
b. Preference shares	411.1b			
1.2. Share premium	411.2		9,212,118,792	9,212,118,792
1.3. Conversion options on convertible bonds-Equity component	411.3			
1.4. Other owner's capital	411.4			
1.5. Treasury shares	411.5			
2. Differences from revaluation of financial assets at fair value	412	29	(224,021,951,227)	(44,326,916,859)
3. Exchange rate differences	413			
4. Charter capital supplementary reserve	414			
5. Reserve for financial and operational risks	415			
6. Other equity funds	416		1,862,775,325	3,079,092,125

ITEMS	Code	Notes	Ending balance VND	Beginning balance VND
7. Undistributed profit	417	21.2	298,777,915,990	361,271,376,833
7.1. Realized profit	417.1		510,516,074,877	311,054,065,859
7.2. Unrealized profit	417.2		(211,738,158,887)	50,217,310,974
II. Budget sources and other funds	420			
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		7,418,339,240,097	8,074,169,266,409

OFF-BALANCE SHEET ITEMS

ITEMS	Code	Notes	Ending balance	Beginning balance
A	B		1	2
A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS		(*)		
1. Leasehold fixed assets	001			
2. Valuable certificates kept on consignment	002			
3. Asset received as pledge	003			
4. Bad debts written off (VND)	004			
5. Foreign currencies	005			
6. Outstanding shares (number of shares)	006		272,000,000	272,000,000
7. Treasury shares (number of shares)	007			
8. Financial assets listed/registered for trading at Vietnam Securities Depository ("VSD") of the Company (VND)	008	22.1	505,672,530,000	554,264,820,000
9. Non-traded financial assets deposited at VSD of the Company (VND)	009	22.2	2,370,000	930,450,000
10. Financial assets awaiting for arrival of the Company (VND)	010	22.3		673,000,000
11. Fixing-trading-error financial assets of the Securities Company	011			
12. Financial assets which have not been deposited at VSD of the Company (VND)	012	22.4	1,227,148,010,000	970,142,430,000
13. Entitled financial assets of the Company (VND)	013	22.5	4,159,070,000	10,363,360,000
14. Covered warrants (number of covered warrants)	014			
B. ASSETS AND PAYABLES UNDER AGREEMENTS WITH INVESTORS				
1. Financial assets listed/registered at VSD of investors (Shares)	021	22.6	2,305,575,136	2,436,114,134
a. Unrestricted and traded financial assets	021.1		2,124,646,659	2,126,256,497
b. Restricted and traded financial assets	021.2		24,646,389	11,754,872
c. Mortgaged and traded financial assets	021.3		70,267,007	207,702,655
d. Blocked financial assets	021.4		80,090,351	79,843,174
e. Financial assets awaiting for settlement	021.5		5,924,714	10,556,911
f. Financial assets awaiting to be lent out	021.6			
g. Customers' deposits for derivatives trading	021.7		16	25
2. Non-traded financial assets deposited at VSD of investors (Shares)	022	22.7	16,393,358	21,899,788
a. Unrestricted and non-traded financial assets	022.1		13,609,758	6,024,188
b. Restricted and non-traded financial assets	022.2		2,783,600	15,829,100
c. Pledged and non-traded financial assets deposited at VSD	022.3			
d. Sealed, temporarily detained and non-traded financial assets	022.4			46,500

ITEMS	Code	Notes	Ending balance VND	Beginning balance VND
3. Financial assets awaiting for arrival of investors (Shares)	023	22.8	6,497,882	7,968,289
4. Fixing-trading-error financial assets of investors (Shares)	024a			
5. Financial assets which have not been deposited at VSD of investors (Shares)	024b	22.9	190,096,338	
6. Entitled financial assets of investors (Shares)	025	22.10	22,224,245	12,152,668
7. Investors' deposits (VND)	026		635,318,404,512	1,748,126,022,818
7.1. Investors' deposits for securities trading activities managed by the Company	027	22.11	630,799,142,417	1,742,992,614,645
Investors' deposits at VSD	027.1b		1,909,793,198	2,670,827,688
7.2. Investors' synthesizing deposits for securities trading activities	028			
7.3. Investors' deposits for clearing and settlement	029	22.11	1,852,413,920	2,116,109,956
a. Domestic investors' deposits for clearing and settlement securities transactions	029.1		891,982,919	1,521,525,536
b. Foreign investors' deposits for clearing and settlement securities transactions	029.2		960,431,001	594,584,420
7.4. Deposits of securities issuers	030	22.12	757,054,977	346,470,529
8. Payables to investors - investors' deposits for securities trading activities managed by the Company (VND)	031	22.13	632,399,916,855	1,745,117,437,914
8.1. Payables to domestic investors' deposits for securities trading activities managed by the Company	031.1		631,854,419,816	1,744,371,578,850
8.2. Payables to foreign investors' deposits for securities trading activities managed by the Company	031.2		545,497,039	745,859,064
9. Payables to securities issuers (VND)	032			
10. Receivables from customers relating to errors in financial asset transactions (VND)	033			
11. Payables to customers relating to errors in financial asset transactions (VND)	034			
12. Dividend, bond principal and interest payables (VND)	035	22.14	2,918,487,657	3,008,584,904



Ms. Nguyen Thi Thu Hien
Preparer
Ho Chi Minh City, Vietnam
16 October 2026



Ms. Duong Kim Chi
Chief Accountant



Ms. Nguyen Thi Thu Huyen
General Director

3rd QUARTER OF 2026 SEPARATE INCOME STATEMENT
for the period ended 30 September 2026

ITEMS	Code	Notes	3rd Quarter		Accumulated	
			Current year VND	Previous year VND	Current year VND	Previous year VND
I. OPERATING INCOME						
1.1. Gain from financial assets at fair value through profit and loss ("FVTPL")	1		2,322,303,015	236,647,258,804	43,915,457,404	281,084,406,471
a. Gain from disposal of financial assets at FVTPL	1.1	23.1	3,758,004,360	56,048,325,789	125,254,874,145	110,626,518,816
b. Increase/(decrease) in gain from revaluation of financial assets at FVTPL	1.2	23.2	(8,652,566,675)	174,237,560,412	(101,627,231,310)	136,968,627,354
c. Dividend, interest income from financial assets at FVTPL	1.3	23.3	7,216,865,330	6,361,372,603	20,287,814,569	33,489,260,301
1.2. Gain from held-to-maturity (HTM)	2	23.3	22,125,260,272	11,491,178,083	54,778,165,326	27,460,602,740
1.3. Gain from loans and receivables	3	23.3	124,025,588,591	108,048,129,231	366,283,299,330	293,813,040,509
1.4. Gain from available-for-sale (AFS) financial assets	4	23.3	1,900,000,000	5,155,965,000	37,585,939,300	8,155,965,000
1.5. Gains from derivative hedging instruments	5					
1.6. Revenue from brokerage services	6	23.4	38,620,303,393	81,536,152,511	130,274,400,516	155,979,887,934
1.7. Revenue from underwriting and issuance agency services	7	23.4				
1.8. Revenue from securities investment advisory	8					
1.9. Revenue from securities custodian services	9	23.4	1,970,162,771	1,962,799,419	5,997,030,140	5,499,450,657
1.10. Revenue from financial advisory services	10	23.4	1,864,363,636	1,754,090,910	5,940,227,273	5,405,586,364
1.11. Revenue from other operating activities	11	23.4	253,862,439	547,359,482	1,054,870,100	1,695,589,157
Total operating income (20 = 01->11)	20		193,081,844,117	447,142,933,440	645,829,389,389	779,094,528,832
II. OPERATING EXPENSES						
2.1. (Gain)/Loss from financial assets at fair value through profit or loss (FVTPL)	21		124,617,749,022	(33,332,020,834)	203,149,210,130	14,510,190,527
a. (Gain)/Loss from disposal of financial assets at FVTPL	21.1	23.1	40,011,000	10,620,986,141	22,045,659,008	30,086,501,656
b. (Gain)/Loss from revaluation of financial assets at FVTPL	21.2	23.2	124,502,763,562	(44,214,750,213)	180,653,684,812	(16,238,225,847)
c. Transaction costs of acquisition of financial assets at FVTPL	21.3		74,974,460	261,743,238	449,866,310	661,914,718
2.2. Loss from held-to-maturity (HTM)	22					
2.3. Loss from revaluation of AFS financial assets arising from reclassification	23	23.3		45,714,000	6,001,985,330	45,714,000
2.4. Provision expenses for diminution in value and impairment of financial assets, doubtful debts and borrowing costs of loans	24	24	74,176,335,304	66,940,600,625	227,180,663,508	194,209,140,779
2.5. Loss from derivative hedging instruments	25					
2.6. Expenses for proprietary trading activities	26	25	953,657,513	1,282,302,835	2,826,923,430	3,133,840,196
2.7. Expenses for brokerage services	27	25	29,435,286,979	55,101,925,441	103,358,902,551	117,882,888,920
2.8. Expenses for underwriting and issuance agency services	28	25				
2.9. Expenses for securities investment advisory services	29	25				

ITEMS	Code	Notes	3rd Quarter		Accumulated	
			Current year VND	Previous year VND	Current year VND	Previous year VND
2.10. Expenses for securities custodian services	30	25	2,102,239,790	2,234,694,301	6,243,965,556	6,128,054,899
2.11. Expenses for financial advisory services	31	25	3,545,793,858	4,182,481,667	10,270,712,368	10,985,886,138
2.12. Expenses for other operating activities	32	25		5,616,501,422		14,184,510,988
Total operating expenses (40 = 21->32)	40		234,831,062,466	102,072,199,457	559,032,362,873	361,080,226,447
III. FINANCE INCOME						
3.1. Realized and unrealized gain from changes in foreign exchange rates	41		71,249	77,177	71,249	243,919
3.2. Dividend and interest income from demand deposits	42	26	2,027,303,920	19,259,127,945	17,450,273,050	39,235,343,097
3.3. Gains from sale, disposal of investments in subsidiaries, associates, joint ventures	43					
3.4. Other investment incomes	44					
Total finance income (50 = 41->44)	50		2,027,375,169	19,259,205,122	17,450,344,299	39,235,587,016
IV. FINANCE EXPENSES						
4.1. Realized and unrealized loss from changes in foreign exchange rates	51		1,330,000,000	250,000,000	7,430,111,032	570,014,146
4.2. Interest expenses	52		19,556,146,850	9,310,904,110	47,983,261,642	21,228,887,671
4.3. Loss from sale, disposal of investments in subsidiaries, associates, joint ventures	53					
4.4. Provision for impairment of long-term financial investments	54					
4.5. Other finance expenses	55					
Total finance expenses (60 = 51->55)	60		20,886,146,850	9,560,904,110	55,413,372,674	21,798,901,817
V. SELLING EXPENSES	61					
VI. GENERAL AND ADMINISTRATIVE EXPENSES	62	27	43,762,481,027	45,024,451,417	129,158,851,108	117,384,508,597
VII. OPERATING PROFIT (70= 20+50-40 -60-61-62)	70		(104,370,471,057)	309,744,583,578	(80,324,852,967)	318,066,478,987
VIII. OTHER INCOME AND EXPENSES						
8.1. Other income	71		1,101,281	748,950	13,632,683	11,801,312
8.2. Other expenses	72		712,500,000		719,012,002	264,621
Total other operating profit (80= 71-72)	80		(711,398,719)	748,950	(705,379,319)	11,536,691
IX. PROFIT BEFORE TAX (90=70 + 80)	90		(105,081,869,776)	309,745,332,528	(81,030,232,286)	318,078,015,678
9.1. Realized profit/(loss)	91		28,073,460,461	91,293,021,903	201,250,683,836	164,871,162,477
9.2. Unrealized profit/(loss)	92		(133,155,330,237)	218,452,310,625	(282,280,916,122)	153,206,853,201
X. CORPORATE INCOME TAX (CIT) (EXPENSE)/INCOME	100	28	(21,798,536,675)	61,142,797,802	(18,536,771,443)	58,566,049,662
10.1. Current CIT expense	100.1		(20,068,023,340)	26,295,285,720	1,788,674,818	31,172,324,192
10.2. Deferred CIT expense	100.2		(1,730,513,335)	34,847,512,082	(20,325,446,261)	27,393,725,470
XI. PROFIT/(LOSS) AFTER TAX (200 = 90 - 100)	200		(83,283,333,101)	248,602,534,726	(62,493,460,843)	259,511,966,016
XII. OTHER COMPREHENSIVE EXPENSE AFTER CIT	300					

ITEMS	Code	Notes	3rd Quarter		Accumulated	
			Current year VND	Previous year VND	Current year VND	Previous year VND
12.1.Gain/(loss) from revaluation of available-for-sale (AFS) financial assets	301	30	(96,092,318,240)	(5,271,827,000)	(179,695,034,368)	15,117,305,025
12.2.Gain/(loss) in foreign exchange difference of offshore activities	302					
12.3.Gain/(Loss) from revaluation of fixed assets according to fair value model	303					
12.4. Other comprehensive gain, loss	304					
Total other comprehensive expense (400=301->304)	400		(96,092,318,240)	(5,271,827,000)	(179,695,034,368)	15,117,305,025



Ms. Nguyen Thi Thu Hien
Preparer

Ho Chi Minh City, Vietnam
16 October 2026



Ms. Duong Kim Chi
Chief Accountant




Ms. Nguyen Thi Thu Huyen
General Director

3rd QUARTER OF 2026 SEPARATE STATEMENT OF CASH FLOW

(Indirect method)

for the period ended 30 September 2026

ITEMS	Code	Notes	Accumulated	
			Current year VND	Previous year VND
A	B	C	1	2
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit/(loss) before tax	1		(81,030,232,286)	318,078,015,678
2. Adjustments for:	2		11,735,665,722	(26,135,202,644)
- Depreciation and amortization expense	3		19,167,320,346	17,936,390,470
- Provisions	4	24		
- Unrealized loss from changes in foreign exchange rates	5		(320,000,000)	
- Interest expenses	6		47,983,261,642	21,228,887,671
- Gain from investing activities	7		(17,450,319,346)	(39,235,343,097)
- Accrued interest income	8	8	(37,644,596,920)	(26,065,137,688)
- Other adjustments	9			
3. (Decrease)/increase in non-monetary expenses	10		186,655,670,142	(16,192,511,847)
- (Gain)/loss from revaluation of financial assets at FVTPL	11		180,653,684,812	(16,238,225,847)
- Increase/(decrease) in held-to-maturity (HTM) investments	12			
- Reversal of provision from impairment of loans	13			
- Loss from revaluation of AFS financial assets arising from reclassification	14		6,001,985,330	45,714,000
- Impairment of Tangible fixed assets and Investment property	15			
- Provision for impairment of long-term financial investments	16			
- Other loss	17			
4. (Decrease)/increase in non-monetary income	18		68,941,292,010	(141,124,592,354)
- (Gain)/loss from revaluation of financial assets at FVTPL	19		101,627,231,310	(136,968,627,354)
- Gain from revaluation of AFS financial assets arising from reclassification	20		(32,685,939,300)	(4,155,965,000)
- Other gains	21			
5. Operating gains used in before changes in working capital	30		99,096,934,060	(896,289,047,682)
- (Increase)/ Decrease in financial assets at FVTPL	31		149,057,568,693	(86,042,915,984)
- (Increase)/ Decrease in HTM investments	32		(150,000,000,000)	400,000,000,000
- (Increase)/Decrease in loans	33		187,580,946,420	(1,258,901,758,102)
- (Increase)/Decrease in AFS financial assets	34		(17,936,709,300)	75,257,435,000
- (Increase)/Decrease in receivables from sale of financial assets	35		46,912,220,000	(7,447,166,252)
- Decrease in receivables of dividend and Accrued interests of financial assets	36		30,337,207,835	9,615,423,264
- (Increase)/Decrease in receivables from services provided by the Company	37		3,963,147,907	(1,822,924,411)
- (Increase)/Decrease in receivables from errors in financial asset transactions	38			
- (Increase)/Decrease in Other receivables	39		(2,896,725,331)	(1,984,345,605)

ITEMS	Code	Notes	Accumulated	
			Current year VND	Previous year VND
- (Increase)/Decrease in other assets	40		(21,722,365,037)	706,900,802
- Increase/(Decrease) in accrued expenses (excluding interest expenses)	41		(2,448,640,801)	18,880,661,812
- Decrease/(increase) in prepaid expenses	42		(9,520,915,427)	(839,868,603)
- Corporate income tax paid	43	17	(58,975,809,342)	(9,420,635,338)
- Interest expenses paid	44		(53,162,424,384)	(21,544,646,575)
- Increase/ (decrease) in trade payables	45		(2,388,798,430)	(9,785,453,988)
- Increase/(decrease)in welfare benefits	46			
- Increase/(decrease) in statutory obligations	47		21,969,598,714	8,533,108,548
- Increase/ (decrease) in payables to employees	48		(22,734,964,179)	(13,298,747,722)
- Increase/(decrease) in payables to financial asset trading errors	49			
- Increase/ (decrease) in other payables	50		5,185,925,601	4,234,524,322
- Other receipts from operating activities	51			
- Other payments for operating activities	52		(4,122,328,879)	(2,428,638,850)
Net cash used in operating activities	60		285,399,329,648	(761,663,338,849)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets, investment properties and other long-term assets	61	11	(541,656,500)	(6,649,845,134)
2. Sale proceeds from fixed assets, investment property and other assets	62		46,296	
3. Investment in subsidiaries, affiliates, joint ventures and other investments	63		(309,870,000,000)	(1,044,000,000,000)
4. Cash receipt from capital withdrawal from subsidiaries, associates, joint ventures and other investments	64		204,684,043,970	151,531,934,224
5. Interest and dividends from long-term investments received	65	26	17,450,273,050	39,235,343,097
Net cash used in investing activities	70		(88,277,293,184)	(859,882,567,813)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuing shares, receiving capital contributions from owners	71			47,000,000,000
2. Repayment of capital contributed by shareholders, repurchase of issued shares	72			(14,000,000)
3. Drawdown of borrowings	73	15	6,824,000,000,000	5,602,616,000,000
3.1. Borrowings from Settlement Assistance Fund	73.1			
3.2. Other borrowings	73.2		6,824,000,000,000	5,602,616,000,000
4. Repayment of borrowings	74		(7,144,450,000,000)	(4,663,190,000,000)
4.1. Repayment of principal of borrowings from Settlement Assistance Fund	74.1			
4.2.Repayment of principal of Financial borrowings	74.2			
4.3. Other repayment of borrowings	74.3	15	(7,144,450,000,000)	(4,663,190,000,000)
5. Repayment of finance lease liabilities	75			
6. Dividends, profit distributed to shareholders	76			
Net cash from financing activities	80		(320,450,000,000)	986,412,000,000
IV. NET CASH DURING THE PERIOD	90		(123,327,963,536)	(635,133,906,662)
V. CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	101		973,949,250,130	1,170,844,155,274
- Cash	101.1	5	823,949,250,130	595,844,155,274
- Cash equivalents	101.2	5	150,000,000,000	575,000,000,000

ITEMS	Code	Notes	Accumulated	
			Current year VND	Previous year VND
- Effect of exchange rate fluctuations in foreign currency exchange	102			
VI. CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	103		850,621,286,594	535,710,248,612
- Cash	103.1	5	525,621,286,594	385,710,248,612
- Cash equivalents	103.2		325,000,000,000	150,000,000,000
- Effect of exchange rate fluctuations in foreign currency exchange	104			

CASH FLOWS FROM BROKERAGE AND TRUST ACTIVITIES OF THE CUSTOMERS

ITEMS	Code	Notes	Accumulated	
			Current year VND	Previous year VND
A	B	C	1	2
I. Cash flows from brokerage and trust activities of the customers				
1. Cash receipts from disposal of brokerage securities of customers	1		11,897,743,655,795	8,579,913,797,592
2. Cash payments for acquisition of brokerage securities of customers	2		(11,898,007,351,831)	(8,578,188,548,380)
3. The proceeds of sale of securities entrusted by customers	3			
4. Cash payments for selling securities entrusted by customers	4			
5. Borrowings from Settlement Assistance Fund	5			
6. Repayment of principal of borrowings from Settlement Assistance Fund	6			
7. Cash receipts for settlement of securities transactions of customers	7		56,624,426,082,645	73,605,901,311,561
7.1. Investors' deposits at VSD	7.1		9,740,512,267	102,002,698,237
8. Cash payments for securities transactions of customers	8		(57,747,121,101,630)	(71,956,030,128,712)
9. Cash receipts for trust activities of the customers	9			
10. Cash payments for trust activities of the customers	10			
11. Cash payments for custodian fees of customers	11			
12. Cash receipts from securities trading errors	12			
13. Cash payments to securities trading errors	13			
14. Cash receipts from securities issuers	14		765,962,516,088	896,071,266,564
15. Cash payments to securities issuers	15		(765,551,931,640)	(895,736,587,760)
Net increase in cash during the period	20		(1,112,807,618,306)	1,753,933,809,102
II. Cash and cash equivalents of customers at the beginning of the year	30		1,748,126,022,818	835,549,381,774
Cash at banks at the beginning of the year:	31		1,748,126,022,818	835,549,381,774
- Investors' deposits managed by the Company for securities trading activities	32		1,745,663,442,333	832,975,555,466
<i>In which:</i>				
- Investors' deposits at VSD	32.1		2,670,827,688	6,361,588,540
- Investors' synthesizing deposits for securities trading activities	33			
- Deposits for clearing and settlement of securities transaction	34		2,116,109,956	2,066,878,854
- Securities issuers' deposits	35		346,470,529	506,947,454

ITEMS	Code	Notes	Accumulated	
			Current year VND	Previous year VND
III. Cash and cash equivalents of customers at the end of the period	40		635,318,404,512	2,589,483,190,876
Cash at banks at the end of the period:	41		635,318,404,512	2,589,483,190,876
-Investors' deposits managed by the Company for securities trading activities	42	22.11	632,708,935,615	2,584,849,436,552
<i>In which:</i>				
- Investors' deposits at VSD	42.1	22.11	1,909,793,198	5,181,902,319
- Investors' synthesizing deposits for securities trading activities	43			
-Deposits for clearing and settlement of securities transaction	44	22.11	1,852,413,920	3,792,128,066
-Securities issuers' deposits	45	22.12	757,054,977	841,626,258



Ms. Nguyen Thi Thu Hien
Preparer

Ho Chi Minh City, Vietnam
16 October 2026



Ms. Duong Kim Chi
Chief Accountant



Ms. Nguyen Thi Thu Huyen
General Director

3rd QUARTER OF 2026 SEPARATE STATEMENT OF CHANGES IN OWNERS'S EQUITY
for the period ended 30 September 2026

ITEM	Notes	Beginning balance		Increase/(decrease)				Ending balance	
		1 January 2025 VND	1 January 2026 VND	Previous year		Current year		30 September 2025 VND	30 September 2026 VND
				Increase VND	Decrease VND	Increase VND	Decrease VND		
A	B	1	2	3	4	5	6	7	8
I. CHANGES IN OWNERS'S EQUITY									
1. Share capital		2,439,226,118,792	2,729,212,118,792	290,000,000,000	(14,000,000)	-	-	2,729,212,118,792	2,729,212,118,792
1.1. Ordinary share		2,430,000,000,000	2,720,000,000,000	290,000,000,000	-	-	-	2,720,000,000,000	2,720,000,000,000
1.2. Preference shares									
1.3. Share premium		9,226,118,792	9,212,118,792		(14,000,000)		-	9,212,118,792	9,212,118,792
1.4. Conversion options on convertible bonds		-	-					-	-
1.5. Other owner's capital		-	-					-	-
2. Treasury share		-	-					-	-
3. Charter capital supplementary reserve		-	-					-	-
4. Operational risk and financial reserve		-	-					-	-
5. Differences from revaluation of financial assets at fair value		3,087,178,986	(44,326,916,859)	15,117,305,025			(179,695,034,568)	18,204,484,011	(224,021,951,227)
6. Exchange rate differences									
7. Other equity funds		1,518,406,072	3,079,092,125	-	(928,638,850)	-	(1,216,316,800)	589,767,222	1,862,775,325
8. Undistributed profit/(loss)		328,077,686,323	361,271,376,833	259,511,966,016	(243,000,000,000)	199,462,009,018	(261,955,469,861)	344,589,652,339	298,777,915,990
8.1. Realized profit/(loss)		264,192,396,262	311,054,065,859	133,698,838,285	(243,000,000,000)	199,462,009,018	-	154,891,234,547	510,516,074,877
8.2. Unrealized profit/(loss)		63,885,290,061	50,217,310,974	125,813,127,731			(261,955,469,861)	189,698,417,792	(211,738,158,887)
TOTAL		2,771,909,390,173	3,049,235,670,891	564,629,271,041	(243,942,638,850)	199,462,009,018	(442,866,821,029)	3,092,596,022,364	2,805,830,858,880

STATEMENT OF CHANGES IN OWNERS'S EQUITY

ITEM	Notes	Beginning balance		Increase/(decrease)				Ending balance	
		1 January 2025 VND	1 January 2026 VND	Previous year		Current year		30 September 2025 VND	30 September 2026 VND
				Increase VND	Decrease VND	Increase VND	Decrease VND		
A	B	1	2	3	4	5	6	7	8
II. OTHER COMPREHENSIVE INCOME/EXPENSE									
1. Income/ (expense) from revaluation of AFS financial assets		3,087,178,986	(44,326,916,859)	15,117,305,025			(179,695,034,368)	18,204,484,011	(224,021,951,227)
2. Income/ (expense) from derivative hedging instruments									
3. Income/ (expense) in foreign exchange difference of offshore activities									
4. Other comprehensive income, expense									
TOTAL	29	3,087,178,986	(44,326,916,859)	15,117,305,025	-		(179,695,034,368)	18,204,484,011	(224,021,951,227)

Nakato

Ms. Nguyen Thi Thu Hien
Preparer

Ho Chi Minh City, Vietnam
16 October 2026



Ms. Duong Kim Chi
Chief Accountant

43 (179.695.034.368)

Ms. Nguyen Thi Thu Huyen
General Director

NOTES TO QUARTER SEPARATE FINANCIAL STATEMENTS

as at 30 September 2026 and for the period then ended

1 CORPORATE INFORMATION

Viet Dragon Securities Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprises of Vietnam pursuant to Securities Trading License No. 32/UBCK-GPHĐKD issued by the State Securities Commission on 21 December 2006. The Establishment and Operation License has been adjusted many times and the most recent time is No. 92/GPĐC-UBCK, issued on 17 September 2025.

According to Decision No. 229/QĐ-SGDHCM dated 29 June 2017, the Company officially listed shares at the Ho Chi Minh Stock Exchange (HOSE) with stock code VDS.

The Company's head office is located on the 1st to the 8th floor, Viet Dragon Tower, 141 Nguyen Du Street, Ben Thanh Ward, Ho Chi Minh City. As at 30 September 2026, the Company has six (06) branches located in Ha Noi, Nha Trang, Can Tho, Dong Nai and Ho Chi Minh City; (01) subsidiary is Viet Dragon Asset Management Corporation ("VDAM") and (01) Member Fund ("RVIF").

The Company's primary activities in the period are to provide brokerage service, securities trading, finance and investment advisory service, underwriting for securities issues, securities custodian service and derivatives service.

The current Company's charter shall be promulgated on 17 April 2026.

Capital

According to the interim separate statement of financial position as at 30 September 2026, the Company's charter capital amounts to VND 2,720,000,000,000 while its owners' equity is VND 2,805,830,858,880 and its total assets are VND 7,418,339,240,097.

Investment objectives

The Company's aims are to contribute to the development of the securities market and bring benefits to its customers, investors and shareholders.

Investment restrictions

The Company is required to comply with Article 28, Circular No. 121/2020/TT-BTC dated 31 December 2020 prescribing on operation of securities companies. The current applicable practices on investment restrictions are as follows:

- Securities company is not allowed to invest, contribute capital to invest in real-estate investment except for the purpose of use for head office, branches, and transaction offices directly serving professional business activities of the securities company.
- Securities company may invest in real-estate investment and fixed assets on the principle that the carrying value of the fixed assets and real-estate investment should not exceed fifty percent (50%) of the total value of assets of the securities company.
- Securities company is not allowed to use more than seventy percent (70%) of its owners' equity to invest in corporate bonds. Securities company, licensed to engage in self-trading activity, is allowed to trade listed bonds in accordance with relevant provision on trading Government bonds.

NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

- Securities company must not by itself, or authorize another organization or individuals to: Invest in shares or contribute capital to companies that owned more than fifty percent (50%) of the charter capital of the securities company, except for purchasing of odd lots at the request of customers; Make joint investment with an affiliated person of five percent (5%) or more in the charter capital of another securities company; Invest more than twenty percent (20%) in the total currently circulating shares or fund certificates of a listing organization; Invest more than fifteen percent (15%) in the total currently circulating shares or fund certificates of an unlisted organization, this provision shall not apply to member fund, ETF fund or open-end fund certificates; Invest or contribute capital of more than ten percent (10%) in the total paid-up capital of a limited liability company or of a business project; Invest or contribute more than fifteen percent (15%) of its equity in a single organization or of a business project; Invest more than seventy percent (70%) of its total equity in shares, capital contribution and a business project, specifically invest more than twenty percent (20%) of its total equity in unlisted shares, capital contribution and a business project.
- Securities company was established, acquired a fund management company as a subsidiary. In this case, the securities company is not required to comply with the following provisions: Invest more than twenty percent (20%) of the total number of outstanding shares and fund certificates of a listed organization; Invest more than fifteen percent (15%) of the total number of outstanding shares and fund certificates of an unlisted organization, this provision does not apply to member fund certificates, exchange-traded funds and open-ended funds; Invest or contribute more than ten percent (10%) of the total capital contributed by a limited liability company or a business project.

2 BASIS OF PREPARATION

2.1. Applied accounting standards and system

The interim separate financial statements of the Company are prepared in Vietnam Dong ("VND") in accordance with Vietnamese Enterprise Accounting System, the accounting regulation and guidance applicable to securities companies as set out in Circular No. 210/2014/TT-BTC dated 30 December 2014, Circular No. 334/2016/TT-BTC dated 27 December 2016 of the Ministry of Finance amending, supplementing and replacing Appendices No. 02 and No. 04 of Circular No. 210/2014/TT-BTC and other Vietnamese Accounting Standards promulgated by the Ministry of Finance as per:

- + Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 1);
- + Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 2);
- + Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 3);
- + Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 4); and
- + Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 5)

2.2. Registered accounting documentation system

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

2.3 Financial statements

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

The Company also prepares its interim financial statements for the six-month period from 1 January to 30 June and its quarterly financial statements for the three-month periods ended 31 March, 30 June, 30 September and 31 December each year.

NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

2.5. Accounting currency

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

3 STATEMENT ON THE COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND SYSTEMS

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

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

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**4.1. Cash and cash equivalents**

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

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

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

Financial assets recognized at fair value through profit and loss are financial assets that satisfy either of the following conditions:

- a) It is classified as held for trading. A financial asset is classified as held for trading if:
 - It is acquired or incurred principally for the purpose of selling or repurchasing it in the near term;
 - There is evidence of a recent actual pattern of short-term profit-taking; or
 - It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, a financial asset is designated by the entity as at fair value through profit and loss as it meets one of the following criteria:
 - The 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 and liabilities are part of a group of financial assets which are managed and their performance evaluated on a fair value basis, in accordance with a documented risk management policy or investment strategy.

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

Increase in the difference arising from revaluation of financial assets at FVTPL at fair value in comparison with the previous year is recognized into the separate income statement under "Gain from revaluation of financial assets at FVTPL". Decrease in the difference arising from revaluation of financial assets at FVTPL at fair value in comparison with the previous year is recognized into the separate 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 incur as expenses in the separate income statement.

4.3. Held-to-maturity investments (HTM)

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

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

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

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

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

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

HTM investments are subject to an assessment of impairment at the separate financial statement date. Provision is made for an HTM investment when there is any objective evidence that the investment is unrecoverable or there is uncertainty of recoverability, resulting from one or more events that have occurred after the initial recognition of the investment and that event has 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 indicate 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 expense for diminution in value and impairment of financial assets and doubtful receivables and borrowing costs of loans".

4.4. 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 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 and loss;
- b) The amounts categorized by the Company as available for sale upon initial recognition; or
- c) The amounts whose holders cannot recover most of the initial investment value not due to credit quality impairment and which are categorized as available for sale.

Loans are recognized initially at cost. After initial recognition, loans are subsequently measured at amortized cost using the effective interest rate ("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 uncollectibility (if any).

NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

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

4.5. Available-for-sale financial assets (AFS)

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 and loss.

Available-for-sale financial assets are recognized initially at cost plus (+) transaction costs which are directly attributable 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 in comparison with previous year is recognized under "Income/(expense) from revaluation of AFS financial assets" in "Other comprehensive income after tax" which is a part of the separate income statement.

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

- 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 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 made when there is objective evidence that the amount of the loan is uncollectible or is uncertain. Investment results from one or more loss events occurring that adversely affect the expected future cash flows of the investments. Objective evidence of impairment may include the market value/fair value (if any) of the impairment debt, signs that the debtor or group of debtors is experiencing financial difficulties. Significant financial exposure, default or default in interest or principal payments, the possibility of the debtor becoming bankrupt or a financial restructuring, and observable data indicating a decline. It is possible to quantify expected future cash flows, such as changes in repayment, conditions, a financial position associated with the possibility of default. When there is evidence of impairment, provision is made based on the difference between the amortized amount and the fair value at the time of assessment.

4.6. Fair value/market value of financial assets

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

- For securities listed on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, their market prices are their closing prices on the latest trading day until the revaluated date;
- For unlisted securities registered for trading on the Unlisted Public Company Market ("UPCom"), their market prices are the average reference prices in the last 30 consecutive trading days until the revaluated date;
- For the delisted securities and suspended trading securities from the sixth day afterward, their actual stock prices are their closing prices at the delisted date;

NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

- The market price for unlisted securities and securities unregistered for trading on UPCOM, their actual stock price are the prices according to the judgment of the Company on the basis of comparing the book value and referring to the trading prices on the market;
- For securities which do not have reference price from the above sources, the impairment is determined based on the financial performance and the book value of securities issuers as at the assessment date.
- For the purpose of determining CIT taxable profit, the tax bases for financial assets are determined by cost minus (-) provision for diminution in value. Accordingly, market value of securities for provision purpose is determined in accordance with the Circular 48 and Circular 24 amending and supplementing Circular 48.

4.7. Derecognition of financial assets

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

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

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

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

4.8. Reclassification of financial assets*Reclassification when selling financial assets other than FVTPL*

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

Reclassification due to change in purpose or ability to hold

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

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

4.9. Long-term financial investments

Investment in subsidiaries

Investments in subsidiaries over which the Company has controlled are recognized at cost.

Distributions received from the accumulated profits of subsidiaries after the date that the Company assumed control the subsidiary is stated in the interim separate income statement. Other distributions are considered as a return of the investments and are deducted from the cost of investment.

Investments in equity of other entities

Investments in equity of other entities are recorded at fair value for listed securities, securities registered for trading on the UpCom market, or based on the separate financial statements of the capital-receiving organization at the time of preparing the Company's annual financial report for unlisted securities.

In case the capital-receiving organization does not prepare financial statements at the same time as the Company's, the Company does not make provisions for this investment.

At the date of preparing separate financial statements, the Company also assesses whether there is objective evidence that long-term investments have been impaired. An increase or decrease in the provision balance is recorded in other comprehensive income/expense in the separate income statement.

4.10. Receivables

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

Receivables are subject to review for impairment based on their overdue status or estimated loss arising from undue debts of corporate debtors who have bankruptcy or are under liquidation; or of individual debtors who are missing, have fled, are prosecuted, detained or tried by law enforcement bodies, are serving sentences or are currently suffering from a fatal disease (certified by the hospital) or dead or the debt has been sued for debt collection by the enterprise but the case has been suspended. Increases or decreases to the provision balance are recorded as "Provision expenses for diminution in value and impairment of financial assets, doubtful debts and borrowing costs of loans" in the separate income statement.

The Company has made provision for doubtful receivables in accordance with Circular No. 48/2019/TT-BTC dated 8 August 2019 issued by the Ministry of Finance. Accordingly, the provision rates for overdue receivables are as follows:

<u>Overdue period</u>	<u>Provision rate</u>
From over six (6) months to less than one (1) year	30%
From one (1) year to less than two (2) years	50%
From two (2) years to less than three (3) years	70%
From three (3) years and above	100%

4.11. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the separate income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

4.12. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and other expenditures are charged to the separate income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the separate income statement.

4.13. Depreciation and amortization

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

Means of transportation	6 years
Office equipment	3 - 8 years
Computer software	3 - 8 years
Trademark	5 years
Copyrights	3 - 5 years
Other intangible fixed assets	5 years

4.14. Operating leases

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

4.15. Borrowings and non-convertible bonds issued

Borrowings and non-convertible bonds issued by the Company are recorded and stated at cost of the balance at the end of the accounting period.

4.16. Prepaid expenses

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

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

- Office renovation expenses;
- Office tools and consumables;
- Office rental expenses; and
- Other prepaid expenses.

4.17. Payables and accrued expenses

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

4.18. 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 Labor and Social Affairs. The Company is required to contribute 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 allowance

The Company has the obligation, under Article 46 of the Vietnam Labor Code No. 45/2019/QH14 taking effect on 1 January 2021, to pay allowance arising from voluntary resignation of employees, equal to half month's salary for each year of employment up to 31 December 2008 plus salary allowances (if any). From 1 January 2009, the average monthly salary used in this calculation is the average monthly salary of the latest six-month period up to the resignation date.

Unemployment allowance

According to prevailing regulations, the Company is required to pay the unemployment insurance at 1% of salary fund of employees who engage in the unemployment insurance program and to deduct 1% from each employer's basic salary to contribute to the Unemployment Insurance Fund.

4.19. Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency, the Vietnam Dong ("VND"), are translated into VND at the exchange rates ruling at the transaction dates. At the end of the reporting period, monetary assets and liabilities denominated in foreign currencies are translated at the average telegraphic transfer buying and selling exchange rates quoted by the commercial bank with which the Company regularly transacts.

Exchange differences arising from the settlement of foreign currency transactions and from the translation of foreign currency-denominated monetary assets and liabilities at the end of the reporting period are recognized in the period in which they arise.

4.20. Revenue recognition

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

Revenue from brokerage services

Where the contract outcome can be reliably measured, revenue is recognized by reference to the stage of completion. Where the contract outcome cannot be reliably measured, revenue is recognized only to the extent of the expenses recognized which are recoverable.

Revenue from trading of securities

Revenue from trading of securities is determined by the difference between the selling price and the weighted average cost of securities sold.

Interest income

Revenue is recognized on accrual basis (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognized when the Company's entitlement as an investor to receive the dividend is established, except for dividend received in shares in which only the number of shares is updated.

Other income

Revenues from irregular activities other than turnover-generating activities are recorded to other incomes as stipulated by VAS 14 - "Revenue and other income", including: Revenues from asset liquidation and sale; fines paid by customers for their contract breaches; collected insurance compensation; collected debt which had been written off and included in the preceding year expenses; payable debts which are now recorded as revenue increase as their owners no longer exist; collected tax amounts which now are reduced and reimbursed; and other revenues.

NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

Other revenues from rendering services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion.

Where the contract outcome cannot be reliably measured, revenue is recognised only to the extent of the expenses recognised which are recoverable.

4.21. Borrowing costs

Borrowing costs consist of interest and other costs that incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the year in which they are incurred.

4.22. Cost of securities sold

The Company applies moving weighted average method to calculate cost of proprietary securities sold.

4.23. Corporate income tax*Current income tax*

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be payable to/or recovered from the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the report date.

Current income tax is charged or credited to the separate income statement, except when it relates to items recognized directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred income tax

Deferred income tax is provided using for temporary differences at the reporting date between the tax base of assets and liabilities and their carrying amount for separate financial reporting purposes.

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

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

The carrying amount of deferred income tax assets is reviewed at each financial year end date and reduced to a certain extent that sufficient taxable profits will be available to allow all or part of the deferred tax asset to be recovered. Previously unrecognized deferred income tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the fiscal year when the asset realized or the liability is settled based on tax rates and tax laws that have been enacted at the reporting date. Deferred tax is recorded to the separate income statement, except when it relates to items recognized directly to equity, in which case the deferred tax is also dealt with in the 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 taxable entity and the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

4.24. Owners' equity*Contributed capital from shareholders*

Contributed capital from stock issuance is recorded in charter capital at par value.

Undistributed profit

Undistributed profit comprises of realized and unrealized undistributed profit.

Unrealized profit of the year is the difference between gain and loss arisen from revaluation of FVTPL financial assets or other financial assets through profit and loss in the separate income statement.

Realized profit during the year is the net difference between total revenue and income, and total expenses in the separate income statement of the Company, except for gain or loss arisen from revaluation of financial assets recognized in unrealized profit.

4.25. Distribution of net profits

Net profit after tax is available for appropriation to shareholders after being approved in the General Meeting of Shareholders and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

4.26. Segment information

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Company's principal activities are mainly taking place throughout Vietnam. Therefore, the Company's risks and returns are not impacted by the locations where the Company is trading. As a result, the Company's management is of the view that there is only one segment for geography and therefore the Company only presents the segmental information based on activities.

4.27. Nil balances

Items or balances required by Circular No. 210/2014/TT-BTC dated 30 December 2014, Circular No. 334/2016/TT-BTC dated 27 December 2016 issued by the Ministry of Finance that are not shown in these separate financial statements indicate nil balance.

5 CASH AND CASH EQUIVALENTS

	Ending balance VND	Beginning balance VND
- Cash on hand		
- Cash at banks for operation of the Company	524,367,128,929	823,455,452,182
- Cash for clearing and settlement securities transaction	1,254,157,665	493,797,948
- Cash equivalents	325,000,000,000	150,000,000,000
Total	850,621,286,594	973,949,250,130

6 VALUE AND VOLUME OF TRADING IN THE PERIOD

	Volume of trading in the period (Unit)	Value of trading in the period (VND)
a) The Company	28,710,000	1,239,559,732,000
- Shares	17,424,000	188,055,815,000
- Bonds	11,286,000	1,051,503,917,000
- Others		
b) Investors	1,080,142,384	29,818,981,440,562
- Shares	1,016,963,869	24,911,340,516,120
- Bonds	406,486	428,636,742,452
- Others	62,772,029	4,479,004,181,990
Total	1,108,852,384	31,058,541,172,562

7 FINANCIAL ASSETS

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

	Ending balance		Beginning balance	
	Cost VND	Fair value VND	Cost VND	Fair value VND
I Listed shares	946,392,824,474	734,474,493,700	1,057,629,768,875	1,122,931,373,500
KBC	355,440,219,099	282,912,820,000	372,262,713,889	411,452,790,000
MWG	98,257,188,839	90,347,960,000	97,960,150,000	110,314,360,000
HSG	95,964,630,662	56,831,500,000	99,341,794,054	71,276,625,000
Others	396,730,785,874	304,382,213,700	488,065,110,932	529,887,598,500
II Unlisted shares	32,884,357,833	24,882,410,979	38,019,042,825	35,078,076,694
DDV	17,861,738,571	11,430,839,900	15,796,440,000	14,549,360,000
Others	15,022,619,262	13,451,571,079	22,222,602,825	20,528,716,694
Total	979,277,182,307	759,356,904,679	1,095,648,811,700	1,158,009,450,194

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

	Ending balance		Beginning balance	
	Cost VND	Fair value VND	Cost VND	Fair value VND
I Listed shares	524,275,450,000	303,498,773,760	511,664,770,000	451,008,260,000
KDH	203,100,000,000	92,100,000,000	203,100,000,000	189,000,000,000
CMG	142,142,975,000	81,513,152,000	127,379,120,000	108,377,080,000
EIB	99,636,305,000	68,370,500,000	99,636,305,000	85,413,000,000
Others	79,396,170,000	61,515,121,760	81,549,345,000	68,218,180,000
II Unlisted shares	50,000,000,000	48,546,000,000	50,000,000,000	44,842,000,000
QNS	50,000,000,000	48,546,000,000	50,000,000,000	44,842,000,000
Total	574,275,450,000	352,044,773,760	561,664,770,000	495,850,260,000

7.3 Held-to-maturity investments (HTM)

Short-term

	Ending balance (VND)	Beginning balance (VND)
Time deposits with remaining maturities of less than one year	150,000,000,000	
Total	150,000,000,000	

Long-term

	Ending balance (VND)	Beginning balance (VND)
Bonds issued by Vietnam Joint Stock Commercial Bank for Industry and Trade (*)	300,000,000,000	300,000,000,000
Bonds issued by the Joint Stock Commercial Bank for Investment and Development of Vietnam (**)	800,000,000,000	500,000,000,000
Total	1,100,000,000,000	800,000,000,000

(*) As of September 30 2026, the bonds were listed and were being used as collateral for the Company's short-term borrowing.

(**) As of September 30 2026, unlisted bonds of VND 500,000,000,000 and listed bonds of VND 300,000,000,000 were being used as collateral for the Company's short-term borrowing.

7 FINANCIAL ASSETS

7.4 Changes in market values of financial assets

		Ending balance					Beginning balance				
		Cost VND 1	Fair value VND 2	Revaluation difference		Revaluation value VND 3-(2-1)	Cost VND 6	Fair value VND 7	Revaluation difference		Revaluation value VND 10-(6+8+9)
				Increase VND 3-(2-1)	Decrease VND 4-(1-2)				Increase VND 8-(7-6)	Decrease VND 9-(6-7)	
A	B										
I	FVTPL	979,277,182,307	759,356,904,679	3,236,841,143	223,157,118,771	759,356,904,679	1,095,648,811,700	1,158,009,450,194	104,864,072,453	42,503,433,959	1,158,009,450,194
	Listed shares	946,392,824,474	734,474,493,700	3,156,226,925	215,074,557,699	734,474,493,700	1,057,629,768,875	1,122,931,373,500	104,863,041,207	39,561,436,582	1,122,931,373,500
	Unlisted shares	32,884,357,833	24,882,410,979	80,614,218	8,082,561,072	24,882,410,979	38,019,042,825	35,078,076,694	1,031,246	2,941,997,377	35,078,076,694
II	AFS	574,275,450,000	352,044,773,760		222,230,676,240	352,044,773,760	561,664,770,000	495,850,260,000		65,814,510,000	495,850,260,000
	Listed shares	524,275,450,000	303,498,773,760		220,776,676,240	303,498,773,760	511,664,770,000	451,008,260,000		60,656,510,000	451,008,260,000
	Unlisted shares	50,000,000,000	48,546,000,000		1,454,000,000	48,546,000,000	50,000,000,000	44,842,000,000		5,158,000,000	44,842,000,000
	Total	1,553,552,632,307	1,111,401,678,439	3,236,841,143	445,387,795,011	1,111,401,678,439	1,657,313,581,700	1,653,859,710,194	104,864,072,453	108,317,943,959	1,653,859,710,194

7 FINANCIAL ASSETS**7.5 Loans**

	Ending balance		Beginning balance	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Margin activities	3,815,951,496,589	3,771,739,256,372	4,003,532,443,009	3,959,320,202,792
	3,751,942,953,143	3,707,730,712,926	3,852,001,538,320	3,807,789,298,103
Advances to customers	64,008,543,446	64,008,543,446	151,530,904,689	151,530,904,689

7.6 Provision for impairment of financial assets

Provision for impairment of financial assets				
	Beginning balance VND	Increase VND	Decrease VND	Ending balance VND
<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5 = (2 + 3 + 4)</i>
Provision for impairment of loans	44,212,240,217			44,212,240,217

8 RECEIVABLES

	Ending balance VND	Beginning balance VND
Receivables from selling financial assets		46,912,220,000
Receivables and accruals from dividends and interest income from financial assets	37,644,596,920	30,337,207,835
Advances to suppliers	4,381,081,051	1,422,291,132
Receivables from services provided by the Company	19,961,787,932	23,924,935,839
Other receivables	2,067,875,089	2,129,939,677
Provision for impairment of receivables	(1,978,208,478)	(1,978,208,478)
Total	62,077,132,514	102,748,386,005

Details of provision for impairment of receivables:

	Doubtful debts VND at 31/12/2025	Provision			Doubtful debts VND at 30/09/2026
		Beginning balance VND	Increase/Decrease VND	Ending balance VND	
<i>Other receivables</i> <i>- Van Thien Hung</i>	1,978,208,478	1,978,208,478		1,978,208,478	1,978,208,478
Total	1,978,208,478	1,978,208,478		1,978,208,478	1,978,208,478

9 OTHER CURRENT ASSETS

	Ending balance VND	Beginning balance VND
Advances to employees	500,754,678	97,393,621
Office supplies, tools and materials	2,388,887,966	1,517,097,545
Short-term prepaid expenses	17,136,659,792	12,488,976,863
- <i>Software maintenance</i>	7,779,159,794	6,744,400,235
- <i>Office supplies, tools and materials</i>	122,936,057	46,154,168
- <i>Employee insurance</i>	591,658,484	325,841,492
- <i>Office renovation expenses</i>		
- <i>Other expenses</i>	8,642,905,457	5,372,580,968
Short-term deposits, collaterals and pledges	55,900,000	55,900,000
Tax and other receivables from the State	20,899,796,661	500,842,193
Total	40,981,999,097	14,660,210,222

10 LONG-TERM INVESTMENTS

	Ending balance VND	Beginning balance VND
Investment in subsidiary	105,420,000,000	105,420,000,000
- Viet Dragon Asset Management Corporation	105,420,000,000	105,420,000,000
Other long-term investments	140,674,912,212	365,084,359,940
- Tam Duc Cardiology Hospital Joint Stock Company (TTD)		38,331,340,000
- Quang Nam Ngoc Linh Ginseng Pharmaceutical Trading Joint Stock Company (QUASAPHARCO)	29,665,536,212	29,716,481,970
- Tan An Phuoc Real Estate Joint Stock Company (TAP)		174,324,043,970
- Rong Viet Investment Fund (RVIF)	72,350,936,000	78,714,454,000
- Rong Viet Prosperity Investment Fund (RVPIF)	38,658,440,000	43,998,040,000
Total	246,094,912,212	470,504,359,940

11 FIXED ASSETS

11.1 TANGIBLE FIXED ASSETS

	Means of transportation VND	Office equipment VND	Total VND
Cost			
Beginning balance	12,361,374,400	112,199,479,613	124,560,854,013
Increase during the year		451,896,000	451,896,000
Disposals during the year		30,888,132	30,888,132
Ending balance	12,361,374,400	112,620,487,481	124,981,861,881
Accumulated depreciation			
Beginning balance	6,780,531,200	76,826,174,524	83,606,705,724
Depreciation during the year	1,431,104,373	13,217,311,514	14,648,415,887
Disposals during the year		30,888,132	30,888,132
Ending balance	8,211,635,573	90,012,597,906	98,224,233,479
Net book value			
Beginning balance	5,580,843,200	35,373,305,089	40,954,148,289
Ending balance	4,149,738,827	22,607,889,575	26,757,628,402

Additional information on tangible fixed assets:

	Ending balance VND	Beginning balance VND
Cost of tangible fixed assets which have been fully depreciated but are still in use	44,397,907,081	34,960,407,313

11.2 INTANGIBLE FIXED ASSETS

	Computer software VND	Trademark VND	Copyrights VND	Others VND	Total VND
Cost					
Beginning balance	37,901,014,311	455,400,000	13,449,127,858	458,309,544	52,263,851,713
Increase during the year	23,746,500		66,014,000		89,760,500
Disposals during the year					
Ending balance	37,924,760,811	455,400,000	13,515,141,858	458,309,544	52,353,612,213
Accumulated amortization					
Beginning balance	25,415,210,974	358,443,871	6,341,579,470	244,431,744	32,359,666,059
Amortization during the year	3,054,524,928	68,310,000	1,327,323,103	68,746,428	4,518,904,459
Disposals during the year					
Ending balance	28,469,735,902	426,753,871	7,668,902,573	313,178,172	36,878,570,518
Net book value					
Beginning balance	12,485,803,337	96,956,129	7,107,548,388	213,877,800	19,904,185,654
Ending balance	9,455,024,909	28,646,129	5,846,239,285	145,131,372	15,475,041,695

Additional information on intangible fixed assets:

	Ending balance VND	Beginning balance VND
Cost of intangible fixed assets which have been fully amortized but are still in use	21,405,889,798	21,049,408,317

12 LONG-TERM DEPOSITS, COLLATERALS AND PLEDGES

These are security deposits for office rentals at Head Office, Ha Noi, Nha Trang, Can Tho, Dong Nai and Ho Chi Minh City Branches.

13 LONG-TERM PREPAID EXPENSES

	Ending balance VND	Beginning balance VND
- Office renovation expenses	130,151,666	729,888,976
- Software maintenance	2,357,413,037	4,764,339
- Office supplies, tools and materials	316,966,829	47,040,000
- Other expenses	4,265,337,406	1,414,943,125
Total	7,069,868,938	2,196,636,440

14 DEPOSITS TO SETTLEMENT ASSISTANCE FUND

Advances to settlement assistance fund represent amounts deposited at the Vietnam Securities Depository and Clearing Corporation ("VSDC"). According to Decision No. 40/QĐ-HĐTV dated 29 April 2025 issued by VSDC promulgating the Regulation on the management and utilisation of the Settlement Assistance Fund, the Company must deposit an initial amount of VND120 million at the VSDC and pay an addition of 0.01% of the total amount of brokered securities in the previous year, but not over VND2,5 billion per annum. The maximum contribution of each custody member to the Settlement Assistance Fund is VND20 billion for custody members who are the companies having trading securities and brokerage activities.

Details of the advance to settlement assistance fund during the year are as follows:

	Ending balance VND	Beginning balance VND
Initial payment	120,000,000	120,000,000
Addition payment	13,464,509,286	13,464,509,286
Interests	6,415,490,714	6,415,490,714
Total	20,000,000,000	20,000,000,000

Other non-current assets are the deposits in the Derivatives Trading Clearing Fund. According to the Policy on Management and Use of Derivatives Trading Clearing Fund issued in conjunction with Decision No. 97/QĐ-VSD dated 23 March 2017 by the Vietnam Securities Depository, the minimum amount of initial contribution applicable to direct clearing members is VND10 billion.

15 BORROWINGS, LIABILITIES, AND PLEDGED ASSETS

15.1 Borrowings and Liabilities

Short-term borrowings	Interest rate % per annum	Beginning balance VND	Addition during the year VND	Repayment during the year VND	VND	Ending balance VND
1/Short-term borrowings		1,353,770,000,000	4,798,500,000,000	4,042,450,000,000	(320,000,000)	2,109,500,000,000
From domestic banks	4.8% - 9.5%	1,090,000,000,000	3,745,500,000,000	2,987,000,000,000		1,848,500,000,000
From a foreign bank	4.67% - 5.2%	263,770,000,000	1,053,000,000,000	1,055,450,000,000	(320,000,000)	261,000,000,000
2/Other borrowings (*)		565,200,000,000	1,436,600,000,000	1,142,900,000,000		858,900,000,000
From domestic individuals	5.5% - 9.7%	440,200,000,000	1,429,800,000,000	1,092,900,000,000		777,100,000,000
From domestic organizations	8.0%	125,000,000,000	6,800,000,000	50,000,000,000		81,800,000,000
2/Short-term bond issuance		2,959,100,000,000	588,900,000,000	1,959,100,000,000		1,588,900,000,000
Held by individuals	8.0% - 8.2%	1,116,000,000,000		839,800,000,000		276,200,000,000
Held by corporations	8.0% - 9.3%	1,843,100,000,000	588,900,000,000	1,119,300,000,000		1,312,700,000,000
Total		4,878,070,000,000	6,824,000,000,000	7,144,450,000,000	(320,000,000)	4,557,300,000,000

The Company has fully paid the principal and interest of the issued Bonds as well as fully paid all due debts.

(*) This form of borrowing is conducted with domestic individuals and domestic organizations through civil contracts, with a maturity period of no more than one year

15.2 Pledged and mortgaged assets

	Ending balance VND	Beginning balance VND	Purpose of collateral
Short-term	150,000,000,000		
- Time deposits with remaining maturities of less than one year	150,000,000,000		Short-term borrowing
Long-term	1,100,000,000,000	800,000,000,000	
- Bonds issued by Vietnam Joint Stock Commercial Bank for Industry and Trade	300,000,000,000	300,000,000,000	Short-term borrowing
- Bonds issued by the Joint Stock Commercial Bank for Investment and Development of Vietnam	800,000,000,000	500,000,000,000	Short-term borrowing
Total	1,250,000,000,000	800,000,000,000	

16 SHORT-TERM TRADE PAYABLES

	Ending balance VND	Beginning balance VND
Payables for purchases of listed securities		2,395,880,000
Payables for purchases of goods and services	19,800,390	12,718,820
Total	19,800,390	2,408,598,820

17 STATUTORY OBLIGATIONS

Items	Ending balance VND	Beginning balance VND
- Corporate income tax		37,119,111,184
- Personal income tax on behalf of investors	9,412,827,771	8,574,299,799
- Personal income tax	2,128,061,229	865,124,818
- Value added tax	89,043,225	304,023,998
- Foreign contractor tax	234,150,730	219,058,966
Total	11,864,082,955	47,081,618,765

The tax and state obligations payment fluctuations throughout the year are as follows:

Items	Beginning balance VND	Payables during the year VND	Payment during the year VND	Ending balance VND
Corporate income tax	37,119,111,184	1,788,674,818	(58,975,809,342)	(20,068,023,340)
Personal income tax on behalf of investors	8,574,299,799	66,976,263,625	(66,177,691,608)	9,372,871,816
<i>In which:</i>				
- Payables	8,574,299,799			9,412,827,771
- Receivables				(39,955,955)
Personal income tax	364,282,625	11,457,464,386	(10,449,810,225)	1,371,936,786
<i>In which:</i>				
- Payables	865,124,818			2,128,061,229
- Receivables	(500,842,193)			(756,124,443)
Value added tax	304,023,998	1,002,852,667	(1,217,833,440)	89,043,225
Foreign contractor tax	219,058,966	4,614,398,180	(4,634,999,339)	198,457,807
<i>In which:</i>				
- Payables	219,058,966			234,150,730
- Receivables				(35,692,923)
Business registration tax		6,512,002	(6,512,002)	
Total	46,580,776,572	85,846,165,678	(141,462,655,956)	(9,035,713,706)

In which:

- Payables	(500,842,193)	(20,899,796,661)
- Receivables	47,081,618,765	11,864,082,955

18 SHORT-TERM ACCRUED EXPENSES

	Ending balance VND	Beginning balance VND
Accrued 13 th month salary	7,499,988,000	
Board of Directors' Remuneration	2,262,222,219	5,000,000,000
Interests on bonds and borrowings	11,956,422,987	16,381,178,476
Brokerage fee and custody fee	673,814,302	757,737,421
Others	674,238,943	1,788,207,932
Total	23,066,686,451	23,927,123,829

Payables for securities trading activities	Ending balance VND	Beginning balance VND
Transaction costs for securities trading (*)	1,557,325,124	3,200,673,059

(*) These are expenses payable to the stock exchanges.

19 OTHER SHORT-TERM PAYABLES

	Ending balance VND	Beginning balance VND
Dividend payables to shareholders	115,928,200	115,928,200
Others	296,991,030	310,039,410
Total	412,919,230	425,967,610

20 DEFERRED TAX LIABILITIES

	Ending balance VND	Beginning balance VND
Taxable temporary differences:	6,217,777,143	136,047,906,453
Calculated at tax rate 20% applicable to the Company	1,243,555,427	27,209,581,288

21 OWNERS'S EQUITY

21.1 Share capital

Detail of Company share capital as at 30 September 2026

	Share Unit	Amount VND	Ratio %
NUTI KD International Food JSC	55,978,000	559,780,000,000	20.58%
Nguyen Mien Tuan	45,679,129	456,791,290,000	16.79%
Pham My Linh	24,999,219	249,992,190,000	9.19%
Nguyen Hoang Hiep	19,430,736	194,307,360,000	7.14%
Other shareholders	125,912,916	1,259,129,160,000	46.30%
Total	272,000,000	2,720,000,000,000	100.00%

The Company's shares are as follows:

	Ending balance VND	Beginning balance VND
Authorized shares	272,000,000	272,000,000
Ordinary shares	272,000,000	272,000,000
Shares issued and fully paid	272,000,000	272,000,000
Ordinary shares	272,000,000	272,000,000
Outstanding shares	272,000,000	272,000,000
Ordinary shares	272,000,000	272,000,000

21.2 Undistributed profit/(loss)

	Ending balance VND	Beginning balance VND
Realized profit	510,516,074,877	311,054,065,859
Unrealized profit/(loss)	(211,738,158,887)	50,217,310,974
Total	298,777,915,990	361,271,376,833

21.3 Share capital

	Ending balance VND	Beginning balance VND
Capital contribution	2,720,000,000,000	2,720,000,000,000
Share premium	9,212,118,792	9,212,118,792
Other equity fund reserves	1,862,775,325	3,079,092,125
Revaluation of AFS Financial assets and other long-term investments	(224,021,951,227)	(44,326,916,859)
Undistributed profit	298,777,915,990	361,271,376,833
Total	2,805,830,858,880	3,049,235,670,891

22	DISCLOSURE OF SEPARATE OFF-BALANCE SHEET ITEMS		
			<i>Unit : VND</i>
22.1	Financial assets listed/registered for trading at VSD of the Company	Ending balance	Beginning balance
	Unrestricted and traded financial assets	505,672,530,000	540,722,820,000
	Financial assets awaiting for settlement		13,542,000,000
	Total	505,672,530,000	554,264,820,000
22.2	Non-traded financial assets deposited at VSD of the Company	Ending balance	Beginning balance
	Unrestricted and non-traded financial assets (deposited at VSD)	2,370,000	930,450,000
22.3	Financial assets awaiting for arrival of the Company	Ending balance	Beginning balance
			673,000,000
22.4	Financial assets unregistered at VSD of the Company	Ending balance	Beginning balance
		1,227,148,010,000	970,142,430,000
22.5	Entitled financial assets of Company	Ending balance	Beginning balance
		4,159,070,000	10,363,360,000
22.6	Financial assets listed/registered at VSD of investors	Ending balance	Beginning balance
	1.Unrestricted and traded financial assets	2,124,646,659	2,126,256,497
	2.Restricted and traded financial assets	24,646,389	11,754,872
	3.Mortgage and traded financial assets	70,267,007	207,702,655
	4.Blocked financial assets	80,090,351	79,843,174
	5.Financial assets awaiting for settlement	5,924,714	10,556,911
	6.Customers' deposits for derivatives trading	16	25
	Total	2,305,575,136	2,436,114,134
22.7	Non-traded financial assets deposited at VSD of investors	Ending balance	Beginning balance
	1.Unrestricted and non-traded financial assets	13,609,758	6,024,188
	2.Restricted and non-traded financial assets	2,783,600	15,829,100
	3.Sealed, temporarily detained and non-traded financial assets		46,500
	Total	16,393,358	21,899,788
22.8	Financial assets awaiting for arrival of investors	Ending balance	Beginning balance
	Shares	6,497,882	7,968,289
22.9	Financial assets of investors not yet registered at VSD	Ending balance	Beginning balance
	Shares	188,037,527	
	Open-ended Fund Certificate	2,058,811	
	Total	190,096,338	
22.10	Entitled financial assets of investors	Ending balance	Beginning balance
	Shares	22,224,245	12,152,668

NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

22 DISCLOSURE OF SEPARATE OFF-BALANCE SHEET ITEMS

22.11 Investors' deposits

	Ending balance VND	Beginning balance VND
Investors' deposits for securities trading activities managed by the Company	630,799,142,417	1,742,992,614,645
- Domestic investors' deposits for securities trading activities managed by the Company	630,253,645,378	1,742,246,755,581
- Foreign investors' deposits for securities trading activities managed by the Company	545,497,039	745,859,064
Investors' deposits at VSD	1,909,793,198	2,670,827,688
Investors' deposits for clearing and settlement	1,852,413,920	2,116,109,956
- Domestic investors' deposits for clearing and settlement securities transactions	891,982,919	1,521,525,536
- Foreign investors' deposits for clearing and settlement securities transactions	960,431,001	594,584,420
Total	634,561,349,535	1,747,779,552,289

22.12 Deposits of securities issuers

	Ending balance VND	Beginning balance VND
Deposits for principal, interest, and dividends of securities issuers	757,054,977	346,470,529

22.13 Payables to investors – investors' deposits for securities trading activities managed by the Company

	Ending balance VND	Beginning balance VND
Payables to investors – investors' deposits for securities trading activities managed by the Company	529,927,055,170	1,524,056,324,599
- Domestic investors	529,381,558,131	1,523,310,465,535
- Foreign investors	545,497,039	745,859,064
Payables to investors – investors' deposits for clearing and settlement	102,454,167,160	221,042,418,790
- Domestic investors	102,454,167,160	221,042,418,790
- Foreign investors		
Other Payables to investors	18,694,525	18,694,525
- Domestic investors	18,694,525	18,694,525
- Foreign investors		
Total	632,399,916,855	1,745,117,437,914

22 DISCLOSURE OF SEPARATE OFF-BALANCE SHEET ITEMS

22.14 Dividend, bond principal and interest payables

	Ending balance VND	Beginning balance VND
Dividend, bond principal and interest payables for investors	2,918,487,657	3,008,584,904

22.15 Payable of investors for securities services provided by the Company

	Ending balance VND	Beginning balance VND
Payable custody fee	9,179,933,001	8,973,124,382
Payable SMS fee	2,192,725,700	2,219,992,500
Payable brokerage fee	7,823,737,785	10,335,666,696
Payable financial advisory fee	446,000,000	1,282,600,000
Other fees	319,391,446	1,113,552,261
Total	19,961,787,932	23,924,935,839

22.16 Investor's Company payable

	Ending balance VND	Beginning balance VND
1.Margin transaction payable	3,759,330,903,776	3,860,501,175,763
1.1.Principal repayment of margin	3,751,942,953,143	3,852,001,538,320
- Payable of domestic investor's margin principal	3,751,942,953,143	3,852,001,538,320
1.2.Payable of margin interest	7,387,950,633	8,499,637,443
- Payable of domestic investor's margin interest	7,387,950,633	8,499,637,443
2.Payable of advances to investors transaction	64,043,641,790	151,605,954,531
2.1.Payable principal of advances to investors transaction	64,008,543,446	151,530,904,689
- Payable principal of domestic advance transactions to investors	64,008,543,446	151,530,904,689
2.1.Payable interest of advances to investors transaction	35,098,344	75,049,842
- Payable interest of domestic advance transactions to investors	35,098,344	75,049,842
Total	3,823,374,545,566	4,012,107,130,294

Viet Dragon Securities Corporation
NOTES TO THE QUARTER SEPARATE FINANCIAL STATEMENTS

23 GAIN/(LOSS) FROM FINANCIAL ASSETS

23.1 Gain/(loss) from sale of financial assets at FVTPL

	Current year		Previous year	
	Q3/2026	Accumulated	Q3/2025	Accumulated
	VND	VND	VND	VND
1	Gain from sale of financial assets at FVTPL	3,758,004,360	125,254,874,145	110,626,518,816
2	Loss from sale of financial assets at FVTPL	(40,011,000)	(22,045,659,008)	(30,086,501,656)
	Net realized gain/(loss)	3,717,993,360	103,209,215,137	80,540,017,160

Details of net realized gain (loss) from disposals of FVTPL financial assets by category are as follows:

Financial assets	Quantity	Proceeds	Cost of disposals (*)		Gain/(loss) from sale in Q3/2026		Gain/(loss) from sale during the 2026		Gain/(loss) from sale during the 2025	
	Shares	VND	VND	VND	VND	VND	VND	VND	VND	VND
A	B	1	2	3	4	5	6			
1	Listed shares	1,354,600	54,763,150,000	51,501,145,132	3,262,004,868	57,534,419,679	75,465,484,484			
2	Unlisted shares	7,340,000	37,985,240,000	37,496,150,508	489,089,492	46,014,355,458	4,167,450,676			
3	Listed bonds	5,643,000	525,735,408,000	525,768,509,000	(33,101,000)	(339,560,000)	907,082,000			
4	Unlisted bonds									
5	Deposit certificate									
	Total	14,337,600	618,483,798,000	614,765,804,640	3,717,993,360	103,209,215,137	80,540,017,160			
In which:										
- Gain from sale of financial assets at FVTPL										
- Loss from sale of financial assets at FVTPL										

(*) The costs of disposals are determined by the weighted average method up to the end of the trading date.

23.2 Gain/(loss) from revaluation of financial assets

	Current year		Previous year	
	Q3/2026	Accumulated	Q3/2025	Accumulated
	VND	VND	VND	VND
1	Increase/(decrease) in revaluation gain of FVTPL financial assets	(8,652,566,675)	(101,627,231,310)	136,968,627,354
2	Decrease/(increase) in revaluation loss of FVTPL financial assets	124,502,763,562	180,653,684,812	(16,238,225,847)
		(133,155,330,237)	(282,280,916,122)	153,206,853,201

Details of revaluation gain of FVTPL financial assets FVTPL, AFS by category are as follows:

No	Financial assets	Cost	Market value	Revaluation difference as at 30 Sep 2026	Revaluation difference as at 31 Dec 2025	Gain/(loss) recorded
		VND	VND	VND	VND	VND
A	B	C	D	E	F	G=E-F
I	FVTPL	979,277,182,307	759,356,904,679	(219,920,277,628)	62,360,638,494	(282,280,916,122)
I	Shares	979,277,182,307	759,356,904,679	(219,920,277,628)	62,360,638,494	(282,280,916,122)
	Listed shares	946,392,824,474	734,474,493,700	(211,918,330,774)	65,301,604,625	(277,219,935,399)
	Unlisted shares	32,884,357,833	24,882,410,979	(8,001,946,854)	(2,940,966,131)	(5,060,980,723)
II	AFS	574,275,450,000	352,044,773,760	(222,230,676,240)	(65,814,510,000)	(156,416,166,240)
	Listed shares	524,275,450,000	303,498,773,760	(220,776,676,240)	(60,656,510,000)	(160,120,166,240)
	Unlisted shares	50,000,000,000	48,546,000,000	(1,454,000,000)	(5,158,000,000)	3,704,000,000
III	Loans and receivables	3,815,951,496,589	3,771,739,256,372	(44,212,240,217)	(44,212,240,217)	
	Total	5,369,504,128,896	4,883,140,934,811	(486,363,194,085)	(47,666,111,723)	(438,697,082,362)

23 GAIN/(LOSS) FROM FINANCIAL ASSETS (continued)

23.3 Dividend, Gain/(loss) from financial assets at FVTPL, AFS, HTM investments, loans and receivables

	Current year		Previous year
	Q3/2026 VND	Accumulated VND	Accumulated VND
a Gain from financial assets at FVTPL	7,216,865,330	20,287,814,569	33,489,260,301
- Dividend, bond principals	2,753,166,700	7,400,999,500	18,786,123,327
- Interest income from deposits	4,463,698,630	12,886,815,069	14,703,136,974
b Gain/(loss) from available-for-sale (AFS):	1,900,000,000	31,583,953,970	8,110,251,000
- Dividend income from AFS financial assets	1,900,000,000	4,900,000,000	4,000,000,000
- Gain from revaluation of AFS financial assets arising from reclassification		32,685,939,300	4,155,965,000
- (Loss) from revaluation of AFS financial assets arising from reclassification		(6,001,985,330)	(45,714,000)
c Gain from loans and receivables	124,025,588,591	366,283,299,330	293,813,040,509
d Gain from held-to-maturity (HTM)	22,125,260,272	54,778,165,326	27,460,602,740

23.4 Revenue from sources other than financial assets

No	Other Operating Revenue	Current year		Previous year
		Q3/2026 VND	Accumulated VND	Accumulated VND
1	Revenue from brokerage services	38,620,303,393	130,274,400,516	155,979,887,934
2	Revenue from underwriting and issuance agency services			
3	Revenue from securities custodian services	1,970,162,771	5,997,030,140	5,499,450,657
4	Revenue from financial advisory services	1,864,363,636	5,940,227,273	5,405,586,364
5	Revenue from other operating activities	253,862,439	1,054,870,100	1,695,589,157
	Total	42,708,692,239	143,266,528,029	168,580,514,112

24 BORROWING COSTS TO FINANCE LENDING ACTIVITIES, PROVISION FOR FINANCIAL ASSET

	Current year		Previous year
	Q3/2026 VND	Accumulated VND	Accumulated VND
1 Borrowing costs to finance lending activities	74,176,335,304	227,180,663,508	194,209,140,779
2 Provision for financial asset impairment			
Total	74,176,335,304	227,180,663,508	194,209,140,779

25 OPERATING EXPENSES

		Current year		Previous year
		Q3/2026	Accumulated	Accumulated
		VND	VND	VND
1	Expenses for proprietary trading activities	953,657,513	2,826,923,430	3,133,840,196
	- Salary expense, other related expenses and customer referral commission	873,271,900	2,586,414,466	2,870,851,819
	- Office rentals	54,663,733	159,986,032	160,346,610
	- Other expenses	25,721,880	80,522,932	102,641,767
2	Expenses for brokerage services	29,435,286,979	103,358,902,551	117,882,888,920
	- Salary expense and other related expenses	12,664,962,753	45,727,626,976	54,544,237,212
	- Transaction fee for brokerage activities	6,508,943,000	24,900,741,390	28,745,511,786
	- Commission expenses for collaborators	2,088,038,532	9,272,591,799	11,650,049,355
	- Office rentals	3,272,057,194	9,798,095,139	9,312,600,208
	- Depreciation and amortization expenses	209,889,153	627,441,225	524,562,507
	- Other expenses	4,691,396,347	13,032,406,022	13,105,927,852
3	Expenses for financial advisory services	3,545,793,858	10,270,712,368	10,985,886,138
	- Salary expense and other related expenses	2,666,809,674	7,728,991,894	8,589,592,364
	- Office rentals	203,362,633	652,903,225	668,632,386
	- Other expenses	675,621,551	1,888,817,249	1,727,661,388
4	Custody expenses	2,102,239,790	6,243,965,556	6,128,054,899
5	Expenses for other operating services			14,184,510,988
	Total	36,036,978,140	122,700,503,905	152,315,181,141

26 FINANCE INCOME

		Current year		Previous year
		Q3/2026	Accumulated	Accumulated
		VND	VND	VND
1	Changes in foreign exchange rates	71,249	71,249	243,919
2	Dividends receivable		460,000,000	3,618,000,000
3	Interest income from demand deposits	2,027,303,920	16,990,273,050	35,617,343,097
	Total	2,027,375,169	17,450,344,299	39,235,587,016

27 GENERAL AND ADMINISTRATIVE EXPENSES

		Current year		Previous year
		Q3/2026	Accumulated	Accumulated
		VND	VND	VND
1	Salary expense and other related expenses	23,775,412,110	70,711,419,903	66,391,327,956
2	Depreciation and amortization expenses	6,019,403,901	18,398,736,621	17,235,725,458
3	Office rentals	3,458,597,952	10,183,211,320	8,050,125,141
4	Remuneration of the Board of Directors			995,555,556
5	Events and business trip expenses	230,980,587	1,772,489,814	1,280,433,849
6	Maintenance expenses	3,045,995,116	7,654,133,172	6,965,208,782
7	Electricity, telecommunication services	505,945,605	1,524,138,849	1,259,610,388
8	Other expenses	6,726,145,756	18,914,721,429	15,206,521,467
	Total	43,762,481,027	129,158,851,108	117,384,508,597

28 CORPORATE INCOME TAX

The Company has the obligations to pay the Corporate Income Tax ("CIT") at a rate of 20% of taxable profits.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the separate financial statements could change later upon final determination by the tax authorities.

Detail of Corporate income tax expense	Current year		Previous year
	Q3/2026	Accumulated	Accumulated
1 Current CIT expense			
2 - CIT expense calculated on taxable income for the current year	(20,068,023,340)	1,788,674,818	31,172,324,192
3 - Adjustment of CIT expenses from prior years into the current year's income tax expense			
4 - Total current CIT expense	(20,068,023,340)	1,788,674,818	31,172,324,192
5 Deferred CIT expense/(income)			
6 - Deferred corporate income tax expense arising from temporary differences subject to taxation			
7 - Deferred corporate income tax expense arising from the reversal of deferred tax assets			
8 - Income tax benefit from deferred income tax arising from temporary differences			
9 - Income tax benefit from deferred income tax arising from tax loss and unused tax credits			
10 - Income tax benefit from deferred income tax arising from the reversal of deferred tax liabilities	(1,730,513,335)	(20,325,446,261)	27,393,725,470
11 - Total deferred tax (income)/expense	(1,730,513,335)	(20,325,446,261)	27,393,725,470

29 ACCUMULATED OTHER COMPREHENSIVE INCOME

	Beginning balance	Movement during the period	Changes in owners' equity recorded in interim income statement	Ending balance
	VND	VND	VND	VND
Gain/(loss) from revaluation of AFS financial assets and other long-term investments	(44,326,916,859)	(153,011,080,398)	(26,683,953,970)	(224,021,951,227)
Total	(44,326,916,859)	(153,011,080,398)	(26,683,953,970)	(224,021,951,227)

30 ADDITIONAL INFORMATION FOR INTERIM SEPARATE STATEMENT OF CHANGES IN OWNERS' EQUITY

	Current year	Previous year
	Q3/2026	Accumulated
	VND	VND
Income/(expense) recorded directly to owner's equity:		
- Income/(expense) from revaluation of AFS financial assets and other long-term investments	(96,092,318,240)	(153,011,080,398)
- Income/(expense) from revaluation of AFS financial assets arising from reclassification		(26,683,953,970)
Total	(96,092,318,240)	(179,695,034,368)
		15,117,305,025

31 OTHER INFORMATION

31.1 The list of related parties with material transactions with the Company and the relationship between the Company and related parties is as follows:

Related party	Relationship
NUTI KD International Food JSC	Major shareholder
Mr. Nguyen Mien Tuan	Major shareholder
Mr. Nguyen Hoang Hiep	Major shareholder
Ms. Pham My Linh	Major shareholder
Hoang Trieu Company limited	Major shareholder of Company is the legal representative of Hoang Trieu Company limited
Viet dragon Asset Management Corporation	Subsidiary
Rong Viet investment Fund	Member Fund
Board of Directors and Board of Management	Key management

31.2 Significant transactions with related parties during the period are as follows:

Related party	Transactions	Accumulated in the current year VND	Accumulated in the Previous year VND
NUTI KD International Food JSC	Brokerage fees	609,813,280	165,953,755
	Custody fees	128,270,044	2,324,835
	Deposit interest	114,939,843	17,488,136
	Bond interest	5,786,301,373	7,399,013,701
	Financial advisory fees	200,000,000	
	Other fees	90,909	
Hoang Trieu Company limited	Office rentals and related services	12,463,588,428	11,555,952,695
Viet dragon Asset Management Corporation	Brokerage fees	169,213,700	155,305,228
	Custody fees	9,994,695	6,623,757
	Deposit interest	41,606,938	38,074,105
Rong Viet investment Fund	Payment for purchase of fund units	9,870,000,000	
	Brokerage fees	63,343,783	71,230,827
Board of Directors and Board of Management	Income and remuneration	11,590,616,597	11,040,877,057

31.3 The receivables and (payables) with related parties are as follows:

Related party	Transactions	Ending balance VND	Beginning balance VND
NUTI KD International Food JSC	Investors' deposit	(329,410,087)	(673,423,479)
	Securities custodian receivables	17,557,099	1,727,010
	Bond principal payable		(200,000,000,000)
	Bond interest payable		(832,876,711)
Hoang Trieu Company limited	Payables for provided services	(198,149,262)	(184,367,727)
	Security deposit for office lease	2,679,921,164	2,679,921,164
Viet dragon Asset Management Corporation	Capital contribution	87,000,000,000	87,000,000,000
	Investors' deposit		(2,700)
	Securities custodian receivables	35,760	36,605
	Brokerage fees receivables		15,865,370
	Receivables/(Payables) to stock transaction		(2,137,000,000)
Rong Viet investment Fund	Capital contribution	66,500,000,000	59,500,000,000
	Brokerage fees receivables	2,865,000	

32 EVENT AFTER THE REPORTING DATE

There has been no matter or circumstance that has arisen since the reporting date that has affected or may significantly affect the operations of the Company, the 3rd Quarter of 2026 separate results of its operations which is required to be adjusted or disclosed in the 3rd Quarter of 2026 separate financial statements.



Ms. Nguyen Thi Thu Hien
Preparer

Ho Chi Minh City, Vietnam
16 October 2026



Ms. Duong Kim Chi
Chief Accountant



Ms. Nguyen Thi Thu Huyen
General Director

