

JB Securities Vietnam Company Limited

Interim financial statements

For the six-month period ended 30 June 2026



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JB Securities Vietnam Company Limited

Interim financial statements

For the six-month period ended 30 June 2026



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JB Securities Vietnam Company Limited

GENERAL INFORMATION

THE COMPANY

JB Securities Vietnam Company Limited ("the Company"), which was formerly known as Morgan Stanley Gateway Securities Joint Stock Company, is a one-member limited liability company incorporated in Vietnam under the Establishment and Operation Licence No. 128/GP-UBCK reissued by the State Securities Commission ("SSC") on 25 August 2020 (the date when Morgan Stanley Gateway Securities Joint Stock Company was converted and changed name to the JB Securities Vietnam Company Limited) and the Amended Licenses for Establishment and Operation of Securities Company (the latest Amended License No. 39/GPĐC-UBCK dated 27 March 2026).

The owner of the Company is The Kwangju Bank Ltd., a bank incorporated in South Korea, which holds 100% of the Company's charter capital.

As at 30 June 2026, total charter capital of the Company was VND 1,900,000,000,000 (as at 31 December 2025: VND 1,300,000,000,000).

The Company's head office is located at the 23rd Floor, East Tower, Lotte Center Hanoi, 54 Lieu Giai street, Giang Vo ward, Hanoi, Vietnam.

The Company's current principal activities are:

- ▶ Brokerage services,
- ▶ Financial and investment advisory services,
- ▶ Proprietary trading,
- ▶ Underwriting for securities issuance,
- ▶ Securities depository, and
- ▶ Other services in accordance with law and regulations applicable to securities companies.

MEMBERS' COUNCIL

Members of the Members' Council during the period and at the date of this report are:

<i>Name</i>	<i>Position</i>	<i>Appointment/Reappointment date</i>
Mr. Jeong IISun	Chairman	Appointed on 01 January 2026
Mr. Kim Doo Yoon	Member	Reappointed on 05 February 2024
Mr. Kim Yongkyu	Member	Appointed on 08 February 2025
Mr. Jang Jae Young	Member	Appointed on 08 February 2025

INSPECTION COMMITTEE

Members of the Inspection Committee during the period and at the date of this report are:

<i>Name</i>	<i>Position</i>	<i>Appointment/Reappointment date</i>
Ms. Le Thuy An	Head of the Inspection Committee	Appointed on 03 May 2024
Mr. Park HyunSeo	Member	Reappointed on 21 April 2025

JB Securities Vietnam Company Limited

GENERAL INFORMATION (continued)

THE MANAGEMENT AND CHIEF ACCOUNTANT

Members of the Management and the Chief Accountant during the period and at the date of this report are:

<i>Name</i>	<i>Position</i>	<i>Appointment/Reappointment date</i>
Mr. Kim Doo Yoon	General Director	Reappointed on 05 February 2024
Ms. Pham Van Anh	Deputy General Director	Reappointed on 05 February 2024
Ms. Le Thi Hien	Chief Accountant	Appointed on 08 September 2020

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Kim Doo Yoon – Title: General Director.

AUDITORS

The auditors of the Company are Ernst & Young Vietnam Limited.

JB Securities Vietnam Company Limited

REPORT OF THE MANAGEMENT

The Management of JB Securities Vietnam Company Limited ("the Company") is pleased to present this report and the interim financial statements of the Company for the six-month period ended 30 June 2026.

THE MANAGEMENT'S RESPONSIBILITY FOR THE INTERIM FINANCIAL STATEMENTS

The Management of the Company is responsible for the interim financial statements of each financial period that give a true and fair view of the interim financial position of the Company and of the interim results of its operations, its interim cash flow and its interim changes in equity for the period. In preparing those interim financial statements, the Management is required to:

- ▶ select suitable accounting policies and apply them consistently;
- ▶ make judgments and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements; and
- ▶ prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Management confirms that it has complied with the above requirements in preparing the accompanying interim financial statements.

STATEMENT BY THE MANAGEMENT

The Management of the Company does hereby state that, in its opinion, the accompanying interim financial statements give a true and fair view of the interim financial position of the Company as at 30 June 2026, the interim results of its operations, its interim cash flow and its interim changes in equity for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies and the statutory requirements relevant to preparation and presentation of interim financial statements.

For and on behalf of the Management:



Kim Doon Yoon
General Director

Hanoi, Vietnam

11 August 2026



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Reference: 12836969/E-69934017/LR

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: **The Owner of
JB Securities Vietnam Company Limited**

We have reviewed the accompanying interim financial statements of JB Securities Vietnam Company Limited ("the Company") as prepared on 11 August 2026 and set out on pages 06 to 53, which comprise the interim statement of financial position as at 30 June 2026, the interim income statement, the interim cash flow statement and the interim statement of changes in equity for the six-month period then ended and the notes thereto.

The Management's responsibility

The Management of the Company is responsible for the preparation and true and fair presentation of these interim financial statements in accordance with 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 interim financial statements, and for such internal control as the management determines is necessary to enable the preparation and presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No.2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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





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Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of the Company as at 30 June 2026, and of the interim results of its operations, its interim cash flows and its interim changes in equity for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies and the statutory requirements relevant to preparation and presentation of interim financial statements.

Other matter

The supplemental information on pages 54 to 62 is not a required part of the financial statements and is presented for informational purposes only. This additional information is not within the scope of our review and, therefore, we do not express a conclusion on such information.



Ernst & Young Vietnam Limited

Dang Phuong Ha
Deputy General Director
Audit Practicing Registration
Certificate No. 2400-2023-004-1

Hanoi, Vietnam

11 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

Code	ITEMS	Notes	30 June 2026 VND	31 December 2025 VND
100	A. CURRENT ASSETS		6,224,450,599,908	4,272,639,441,837
110	I. Financial assets		6,200,095,138,669	4,260,701,287,245
111	1. Cash and cash equivalents	5	182,672,699,854	39,391,151,275
111.1	1.1 Cash		182,672,699,854	39,391,151,275
112	2. Financial assets at fair value through profit or loss ("FVTPL")	7.1	1,390,275,382,201	750,327,804,847
113	3. Held-to-maturity investments ("HTM")	7.2	660,064,362,943	703,781,162,047
114	4. Loans	7.3	3,906,479,108,442	2,723,298,020,725
117	5. Receivables	8	59,696,464,332	43,620,516,606
117.2	5.1 Receivables and accruals from dividend and interest income		59,696,464,332	43,620,516,606
117.4	5.1.1 Undue accrued dividend and interests		59,696,464,332	43,620,516,606
118	6. Advances to suppliers	8	904,980,960	282,002,768
122	7. Other receivables	8	2,139,937	628,977
130	II. Other current assets		24,355,461,239	11,938,154,592
131	1. Advances		181,301,925	-
133	2. Current prepaid expenses	11	24,174,159,314	11,856,886,638
136	3. Tax and other receivables from the State	15	-	81,267,954
200	B. NON-CURRENT ASSETS		47,742,522,349	54,406,786,637
220	II. Fixed assets		37,879,595,747	45,072,292,215
221	1. Tangible fixed assets	9	10,038,437,425	12,036,619,184
222	1.1 Costs		26,583,693,746	26,375,893,746
223a	1.2 Accumulated depreciation		(16,545,256,321)	(14,339,274,562)
227	2. Intangible assets	10	27,841,158,322	33,035,673,031
228	2.1 Costs		58,743,672,483	58,413,672,483
229a	2.2 Accumulated amortization		(30,902,514,161)	(25,377,999,452)
250	III. Other non-current assets		9,862,926,602	9,334,494,422
251	1. Long-term deposits, collaterals and pledges	13	1,792,193,364	1,900,233,701
252	2. Long-term prepaid expenses	11	2,615,460,525	3,664,192,742
253	3. Deferred tax assets	17	2,382,147,178	2,382,146,638
254	4. Payments to Settlement Assistance Fund	12	3,073,125,535	1,387,921,341
270	TOTAL ASSETS		6,272,193,122,257	4,327,046,228,474

INTERIM STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

Code	ITEMS	Notes	30 June 2026 VND	31 December 2025 VND
300	C. LIABILITIES		4,170,410,371,910	2,883,885,733,327
310	I. Current liabilities		4,157,090,959,581	2,871,762,076,334
311	1. Current borrowings and financial leases	14	4,131,630,000,000	2,849,330,000,000
312	1.1 Current borrowings		4,131,630,000,000	2,849,330,000,000
318	2. Payables for securities trading activities		-	613,594,000
322	3. Statutory obligations	15	13,258,534,774	7,861,959,606
323	4. Payables to employees		5,837,935,341	8,312,610,322
324	5. Accrued employees' welfares		-	352,197,392
325	6. Current accrued expenses	16	6,149,017,977	4,871,703,661
329	7. Other current payables		215,471,489	420,011,353
340	II. Non-current liabilities		13,319,412,329	12,123,656,993
354	1. Long-term provisions	18	13,319,412,329	12,123,656,993
400	D. OWNERS' EQUITY		2,101,782,750,347	1,443,160,495,147
410	I. Owners' equity	19	2,101,782,750,347	1,443,160,495,147
411	1. Share capital	19.1	1,900,000,000,000	1,300,000,000,000
411.1	1.1 Capital contribution		1,900,000,000,000	1,300,000,000,000
414	2. Charter capital supplementary reserve		3,310,605,967	3,310,605,967
415	3. Operational risk and financial reserve		3,310,605,967	3,310,605,967
417	4. Undistributed profit	19.3	195,161,538,413	136,539,283,213
417.1	4.1 Realized profit		180,555,609,854	129,802,808,281
417.2	4.2 Unrealized profit		14,605,928,559	6,736,474,932
440	TOTAL LIABILITIES AND OWNERS' EQUITY		6,272,193,122,257	4,327,046,228,474

INTERIM STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

INTERIM OFF-BALANCE SHEET ITEMS

Code	ITEMS	Notes	30 June 2026 VND	31 December 2025 VND
	A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS			
008	Financial assets listed/registered for trading at the Vietnam Securities Depository and Clearing Corporation ("VSDC") of the Company	20.1	769,990,230,000	332,613,960,000
012	Securities not in custody of VSDC	20.2	426,880,480,000	292,100,250,000
	B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS			
021	Financial assets listed/registered for trading at VSDC of investors	20.3	5,518,559,967,400	4,138,370,408,000
021.1	Unrestricted financial assets		4,946,141,007,400	3,593,554,108,000
021.2	Restricted financial assets		27,971,110,000	20,000
021.3	Mortgaged financial assets		542,000,000,000	542,000,000,000
021.5	Financial assets awaiting settlement		2,447,850,000	2,816,280,000
022	Non-traded financial assets deposited at VSDC of investors	20.4	32,984,980,000	322,440,000
022.1	Non-traded financial assets deposited at VSDC of investors unrestricted to trade		32,984,980,000	322,440,000
023	Investors' financial assets awaiting settlement	20.5	12,630,370,000	18,650,720,000
025	Entitled financial assets of investors	20.6	-	471,630,000
026	Investors' deposits	20.7	54,545,781,009	89,427,772,686
027a	Investors' deposits for securities trading activities managed by the Company	20.7	50,190,141,386	50,174,900,886
029	Investors' deposits for securities clearing and settlement	20.7	4,355,639,623	39,252,871,800
029.1	Domestic investors' deposits for securities clearing and settlement		4,345,971,010	39,243,318,890
029.2	Foreign investors' deposits for securities clearing and settlement		9,668,613	9,552,910

INTERIM STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

INTERIM OFF-BALANCE SHEET ITEMS (continued)

Code	ITEMS	Notes	30 June 2026 VND	31 December 2025 VND
	B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS (continued)			
031	Payables to investors – investors' deposits for securities trading activities managed by the Company	20.8	54,545,781,009	89,427,772,686
031.1	Payables to domestic investors for securities trading activities managed by the Company		54,536,112,396	89,418,219,776
031.2	Payables to foreign investors for securities trading activities managed by the Company		9,668,613	9,552,910

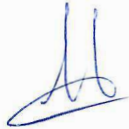
Hanoi, Vietnam

11 August 2026

Prepared by:


Le Thi Thuy Dung
Accountant

Reviewed by:


Le Thi Hien
Chief Accountant

Approved by:

Kim Dao Yoon
General Director

INTERIM INCOME STATEMENT
for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2025 VND
	I. OPERATING INCOME			
01	1. Gain from financial assets at FVTPL		43,705,012,515	23,886,794,969
01.1	1.1 Gain from disposals of financial assets at FVTPL	21.1.1	6,969,200,591	11,075,727,322
01.2	1.2 Gain from revaluation of financial assets at FVTPL	21.2	7,869,483,787	(1,430,186,743)
01.3	1.3 Dividend, interest income from financial assets at FVTPL	21.3	28,866,328,137	14,241,254,390
02	2. Gain from HTM investments	21.5	21,303,128,729	17,978,090,379
03	3. Gain from loans and receivables	21.4	162,338,684,244	56,829,671,853
06	4. Revenue from brokerage services		9,900,286,675	3,856,676,529
07	5. Revenue from securities underwriting, issuance agency services		53,000,000,000	25,500,000,000
08	6. Revenue from securities investment advisory services		1,004,000,000	946,217,216
09	7. Revenue from securities depository services		607,449,002	901,013,072
20	Total operating income		291,858,561,165	129,898,464,018
	II. OPERATING EXPENSES			
21	1. Loss from financial assets at FVTPL		3,124,811,362	513,222,240
21.1	1.1 Loss from disposals of financial assets at FVTPL	21.1.2	3,124,780,662	504,743,400
21.2	1.2 Loss from revaluation of financial assets at FVTPL	21.2	30,700	8,478,840
26	2. Expenses for proprietary trading activities	22	2,939,534,914	2,740,337,247
27	3. Expenses for brokerage services	23	30,535,843,949	20,555,882,352
28	4. Expenses for securities underwriting, issuance agency services		51,422,952,000	23,634,960,180
30	5. Expenses for securities depository services		796,200,090	446,986,034
40	Total operating expenses		88,819,342,315	47,891,388,053
	III. FINANCIAL INCOME			
42	1. Dividend and interest income from demand deposits	24	503,796,722	257,490,733
50	Total financial income		503,796,722	257,490,733

INTERIM INCOME STATEMENT (continued)
for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2025 VND
	IV. FINANCIAL EXPENSES			
52	1. Interest expenses	25	104,406,085,545	33,729,036,419
55	2. Other financial expenses	25	166,299,910	134,439,761
60	Total financial expenses		104,572,385,455	33,863,476,180
62	V. GENERAL AND ADMINISTRATIVE EXPENSES	26	25,435,960,691	26,038,637,388
70	VI. OPERATING PROFIT		73,534,669,426	22,362,453,130
	VII. OTHER INCOME AND EXPENSES			
71	1. Other income		-	24,800,000
72	2. Other expenses		92,500,000	-
80	Total other operating (loss)/profit		(92,500,000)	24,800,000
90	VIII. PROFIT BEFORE TAX		73,442,169,426	22,387,253,130
91	1. Realized profit		65,572,716,339	23,825,918,713
92	2. Unrealized profit/(loss)		7,869,453,087	(1,438,665,583)
100	IX. CORPORATE INCOME TAX ("CIT") EXPENSES		14,819,914,226	4,372,556,971
100.1	1. Current CIT expenses	27.1	14,819,914,766	4,525,859,504
100.2	2. Deferred CIT income	27.2	(540)	(153,302,533)
200	X. PROFIT AFTER TAX		58,622,255,200	18,014,696,159

Hanoi, Vietnam

11 August 2026

Prepared by:



Le Thi Thuy Dung
Accountant

Reviewed by:



Le Thi Hien
Chief Accountant

Approved by:



Kim Doan Yoon
General Director

INTERIM CASH FLOW STATEMENT
for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2025 VND
	I. CASH FLOW FROM OPERATING ACTIVITIES			
01	1. Profit before tax		73,442,169,426	22,387,253,130
02	2. Adjusted for		(44,449,913,222)	(12,343,876,350)
03	Depreciation and amortization		7,730,496,468	7,583,887,838
04	Provisions		1,195,755,336	565,566,664
06	Interest expenses from borrowings		104,406,085,545	33,729,036,419
08	Accrued interest income		(157,782,250,571)	(54,222,367,271)
10	3. Increase in non-monetary expenses		30,700	8,478,840
11	Loss from revaluation of financial assets at FVTPL	21.2	30,700	8,478,840
18	4. Decrease in non-monetary income		(7,869,483,787)	1,430,186,743
19	Gain from revaluation of financial assets at FVTPL	21.2	(7,869,483,787)	1,430,186,743
30	5. Loss from operating before changes in working capital		(1,759,603,454,538)	(1,230,047,985,253)
31	Increase in financial assets at FVTPL		(632,078,124,267)	(382,824,987,793)
32	Decrease/(Increase) in HTM investments		43,716,799,104	(77,344,739,931)
33	Increase in loans		(1,183,181,087,717)	(765,800,599,254)
36	Decrease in receivables and accruals from dividend and interest income		141,706,302,845	43,690,388,300
39	(Increase)/Decrease in other receivables		(516,448,815)	178,075,683
40	Increase in other assets		(1,866,506,119)	(761,457,114)
41	(Decrease)/Increase in accrued expenses (excluding interest expenses)		(392,966,368)	354,567,226
42	Decrease/(Increase) in prepaid expenses		76,590,173	(1,981,172,234)
43	CIT paid		(11,969,888,987)	(2,529,765,586)
44	Interest paid		(114,080,935,493)	(41,800,457,499)
46	Decrease in accrued employees' welfares		(352,197,392)	(31,654,875)
47	Increase in tax and payables to the State (excluding CIT paid)		2,627,817,343	299,441,822
48	Decrease in payables to employees		(2,474,674,981)	(1,273,395,636)
50	Decrease in other payables		(818,133,864)	(222,228,362)
60	Net cash flow used in operating activities		(1,738,480,651,421)	(1,218,565,942,890)

INTERIM CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2025 VND
	II. CASH FLOW FROM INVESTING ACTIVITIES			
61	1. Payments for purchases and constructions of fixed assets, investment properties and other long-term asset		(537,800,000)	(6,524,979,105)
70	Net cash flow used in investing activities		(537,800,000)	(6,524,979,105)
	III. CASH FLOW FROM FINANCING ACTIVITIES			
71	1. Cash receipt from issuance of shares, or capital contribution by the Owner		600,000,000,000	-
73	2. Drawdown of borrowings		4,904,681,000,000	3,216,180,000,000
74	3. Repayment of borrowings		(3,622,381,000,000)	(1,956,180,000,000)
80	Net cash flow from financing activities		1,882,300,000,000	1,260,000,000,000
90	NET CASH FLOW DURING THE PERIOD		143,281,548,579	34,909,078,005
101	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	39,391,151,275	40,104,985,915
101.1	Cash		39,391,151,275	40,104,985,915
101.2	Cash equivalents		-	-
103	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	182,672,699,854	75,014,063,920
103.1	Cash		182,672,699,854	75,014,063,920
103.2	Cash equivalents		-	-

INTERIM CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2026

CASH FLOW FROM BROKERAGE AND TRUST ACTIVITIES OF CUSTOMERS

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2025 VND
	I. Cash flow from brokerage and trust activities of customers			
01	1. Cash receipts from disposal of brokerage securities of customers		5,370,038,037,043	2,592,593,733,473
02	2. Cash payments for purchase of brokerage securities of customers		(6,247,813,976,738)	(3,739,812,638,517)
07	3. Cash receipts for settlement of securities transactions of customers		7,912,793,104,103	4,146,275,333,347
08	4. Cash payment for settlement of securities transactions of customers		(7,064,930,094,226)	(3,016,243,247,444)
11	5. Cash payments for securities depository of customers		(597,576,164)	(899,369,551)
14	6. Cash receipts from the issuing securities organisations		111,533,499,805	70,346,606,114
15	7. Cash payments for the issuing securities organisations		(115,904,985,500)	(2,659,042,000)
20	Net (decrease)/increase in cash during the period		(34,881,991,677)	49,601,375,422
30	II. Cash and cash equivalents of customers at the beginning of the period		89,427,772,686	25,593,223,290
31	Cash at banks at the beginning of the period		89,427,772,686	25,593,223,290
32	Investors' deposits managed by the Company for securities trading activities		50,174,900,886	21,336,631,535
34	Deposits for securities clearing and settlement		39,252,871,800	4,256,591,755
40	III. Cash and cash equivalents of customers at the end of the period		54,545,781,009	75,194,598,712
41	Cash at banks at the end of the period		54,545,781,009	75,194,598,712
42	Investors' deposits managed by the Company for securities trading activities		50,190,141,386	59,859,717,878
44	Deposits for securities clearing and settlement		4,355,639,623	15,334,880,834

Hanoi, Vietnam

11 August 2026

Prepared by:



Le Thi Thuy Dung
Accountant

Reviewed by:



Le Thi Hien
Chief Accountant

Approved by:



Kim Doo Yoon
General Director

INTERIM STATEMENT OF CHANGES IN EQUITY
for the six-month period ended 30 June 2026

ITEMS	Opening balance		Increase/Decrease				Ending balance	
	01 January 2025 VND	01 January 2026 VND	Prior period		Current period		30 June 2025 VND	30 June 2026 VND
			Increase VND	Decrease VND	Increase VND	Decrease VND		
I. CHANGES IN OWNERS' EQUITY								
1. Share capital	900,000,000,000	1,300,000,000,000	-	-	600,000,000,000	-	900,000,000,000	1,900,000,000,000
2. Charter capital supplementary reserve	3,310,605,967	3,310,605,967	-	-	-	-	3,310,605,967	3,310,605,967
3. Operational risk and financial reserve	3,310,605,967	3,310,605,967	-	-	-	-	3,310,605,967	3,310,605,967
4. Undistributed profit	93,390,648,626	136,539,283,213	19,450,707,800	(1,436,011,641)	58,622,255,200	-	111,405,344,785	195,161,538,413
4.1 Realized profit	80,949,986,513	129,802,808,281	19,450,707,800	-	50,752,801,573	-	100,400,694,313	180,555,609,854
4.2 Unrealized profit	12,440,662,113	6,736,474,932	-	(1,436,011,641)	7,869,453,627	-	11,004,650,472	14,605,928,559
TOTAL	1,000,011,860,560	1,443,160,495,147	19,450,707,800	(1,436,011,641)	658,622,255,200	-	1,018,026,556,719	2,101,782,750,347

Hanoi, Vietnam

11 August 2026

Prepared by:

Reviewed by:

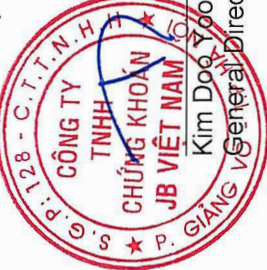
Approved by:



Le Thi Thuy Dung
Accountant



Le Thi Hien
Chief Accountant

Kim Doan Yoon
General Director

NOTES TO THE INTERIM FINANCIAL STATEMENTS
as at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

JB Securities Vietnam Company Limited ("the Company"), which was formerly known as Morgan Stanley Gateway Securities Joint Stock Company, is a one-member limited liability company incorporated in Vietnam under the Establishment and Operation Licence No. 128/GP-UBCK reissued by the State Securities Commission ("SSC") on 25 August 2020 (the date when Morgan Stanley Gateway Securities Joint Stock Company was converted and changed name to the JB Securities Vietnam Company Limited) and the Amended Licenses for Establishment and Operation of Securities Company (The latest Amended License No. 39/GPĐC-UBCK dated 27 March 2026).

The owner of the Company is The Kwangju Bank Ltd., a bank incorporated in South Korea, which holds 100% of the Company's charter capital.

As at 30 June 2026, total charter capital of the Company was VND 1,900,000,000,000 (as at 31 December 2025 was VND 1,300,000,000,000).

The Company's head office is located at the 23rd Floor, East Tower, Lotte Center Hanoi, 54 Lieu Giai Street, Giang Vo ward, Hanoi, Vietnam.

The total number of employees of the Company as at 30 June 2026 was 47 persons (as at 31 December 2025: 49 persons).

Operations of the Company

Charter capital

As at 30 June 2026, total charter capital of the Company was VND 1,900,000,000,000 (as at 31 December 2025: VND 1,300,000,000,000).

Investment objectives

The Company is a securities company with current principal activities are to provide brokerage services; financial and investment advisory services; proprietary trading; underwriting securities; securities depository services and other services in accordance with legal regulations applicable to securities companies. The Company's objective is contributing to the development of the Vietnamese stock market and bringing core benefits to customers, investors and the Owner of the Company.

Investment restrictions

The Company complies with Article 28 of Circular No. 121/2020/TT-BTC dated 31 December 2020 prescribing operation of securities companies and other applicable regulations on investment restrictions. The current applicable practices on investment restrictions are as follows:

- ▶ A securities company is not allowed to purchase, contribute capital to invest in properties except for the use of head office, branches, and transaction offices directly serving operating activities of the securities company;
- ▶ A securities company may purchase, contribute capital to invest in properties and fixed assets on the principle that the carrying value of fixed assets and investment properties should not exceed fifty percent (50%) of the total assets of the securities company;
- ▶ A securities company is not allowed to use more than seventy percent (70%) of its owners' equity to invest in corporate bonds. A securities company, licensed to engage in proprietary trading, is allowed to repurchase listed bonds in accordance with relevant regulations on securities repurchase agreement;

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION (continued)

Operations of the Company (continued)

Investment restrictions (continued)

- ▶ A securities company must not by itself, or authorize another organizations or individuals to:
 - Invest in shares or contribute capital to companies that own more than fifty percent (50%) of the charter capital of the securities company, except for purchasing odd shares per request of customers;
 - Make joint investments with a related party in five percent (5%) or more of the charter capital of another securities company;
 - Invest more than twenty percent (20%) in the total circulating shares or fund certificates of a listed entity;
 - Invest more than fifteen percent (15%) in the total circulating shares or fund certificates of an unlisted entity, this provision shall not apply to member funds, exchange-traded funds and open-ended fund certificates;
 - Invest or contribute capital in more than ten percent (10%) of the total contributed capital of a limited liability company or a business project;
 - Invest or contribute capital in more than fifteen percent (15%) of its owners' equity in an entity or a business project;
 - Invest more than seventy percent (70%) of its owners' equity in shares, capital contribution and business projects, specifically invest more than twenty percent (20%) of its owners' equity in unlisted shares, capital contribution and business projects.

2. BASIS OF PREPARATION

2.1 Applied accounting standards and systems

The interim financial statements of the Company expressed in Vietnam dong ("VND") are prepared in accordance with Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies as set out in Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210"), Circular No. 334/2016/TT-BTC dated 27 December 2016 amending, supplementing and replacing Appendix No. 02 and No. 04 of Circular 210, Circular No. 114/2021/TT-BTC dated 17 December 2021 providing guidance on financial regime applicable to securities companies and asset management companies, Vietnamese Accounting Standards No. 27 – the Interim Financial Statements 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).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.1 Applied accounting standards and systems (continued)

Accordingly, the accompanying interim financial statements and 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 interim financial position, interim results of operation, interim cash flow and interim changes in equity in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

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

2.3 Fiscal period

The Company's fiscal year applicable for the preparation of its financial statements starts on 01 January and ends on 31 December.

The Company's period applicable for the preparation of its interim financial statements starts on 01 January and ends on 30 June.

2.4 Accounting currency

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

3. STATEMENT OF COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND SYSTEMS

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Cash and cash equivalents

Cash and cash equivalents comprise cash at banks, deposits for clearing and settlement of securities trading and short-term, highly liquid investments with an original term of three 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 interim off-balance sheet.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

Financial assets at FVTPL 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 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, the classification of the financial asset into financial asset at FVTPL is deemed reasonable if it meets one of the following criteria:
 - ▶ The classification eliminates or significantly reduces the inconsistent treatments that would otherwise arise from measuring the asset or recognising gains or losses on a different basis;
 - ▶ The financial asset is part of a group of financial assets which are managed and their performance is evaluated on a fair value basis, in accordance with the Company's risk management or investment strategy.

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

Increase in the difference arising from revaluation of financial assets at FVTPL in comparison with the prior period is recognized into the interim income statement under "*Gain from revaluation of financial assets at FVTPL*". Decrease in the difference arising from revaluation of financial assets at FVTPL in comparison with the prior period is recognized into the interim income statement under "*Loss from revaluation of financial assets at FVTPL*".

Transaction costs relating to the purchase of the financial assets at FVTPL are recognized when incurred as expenses in the interim income statement.

4.3 Loans

Loans are non-derivative financial assets with fixed or identifiable payments and are unlisted in an active market, with the exceptions of:

- a) The items that the Company intends to sell immediately or in a near future which are classified as assets held for trading, and those which, upon initial recognition, classified as financial assets at fair value through profit or loss by the Company;
- b) The items classified as available-for-sale upon initial recognition by the Company; or
- c) The items whose holders cannot recover the majority of initial investment value not due to the impairment of credit quality and which are classified as available-for-sale.

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.3 Loans (continued)

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

Loans are subject to impairment assessment at the interim balance sheet date. Provision is made based on its estimated loss which is determined by the difference between the market value of securities used as collaterals for such loan and the loan outstanding balance. Any increase/decrease in the balance of provision is recorded in *"Provision expenses for diminution in value and impairment of financial assets, doubtful debts, and interest expenses from borrowings"* in the interim income statement.

Margin lending

Margin lending includes loans to investors to purchase securities on the margin trading account which the investor opens at the Company. At the same time, the investor is required to use the marginable securities in their brokerage account as collateral. Lending under margin activities is initially recognized at cost. After initial recognition, these lendings are subsequently measured at cost and are subject to periodic impairment assessment (if any).

Cash advances for securities sale

Cash advances for securities sale is the amounts advanced by the Company to investors who have securities sale transactions on the transaction date and/or the following day. These advances have a maximum repayment period of two (02) trading days.

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

Held-to-maturity ("HTM") investments are non-derivative financial assets with fixed or identifiable payments and fixed maturity that the Company intends and is able to hold to maturity, with the exception of:

- a) The financial assets classified as financial assets at fair value through profit or loss upon initial recognition by the Company;
- b) The financial assets classified as available-for-sale;
- c) The financial assets satisfying the definition of loans and receivables.

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

Amortized cost of HTM investments is the amount at which the financial asset is measured at initial recognition minus (-) principal repayments, plus (+) or minus (-) the accumulated amortization using the effective interest rate method of any difference between that initial amount and the maturity amount, and minus (-) any reduction (directly or through the use of an allowance account) for impairment or irrecoverability (if any).

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 Held-to-maturity (“HTM”) investments (continued)

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.

HTM investments are subject to impairment assessment at the interim balance sheet 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 flow of the investment that can be reliably estimated.

Evidence of impairment may include a drop in the fair value/market value (if any) of the investment, indications that the debtors or a group of debtors are experiencing significant financial difficulties, 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 flow, 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 recorded in “*Provision expenses for diminution in value and impairment of financial assets, doubtful debts, and interest expenses from borrowings*” in the interim income statement.

4.5 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 Stock Exchange, market prices are closing prices on the last trading date before the revaluation date;
- ▶ For securities unlisted on the stock market but registered for trading on UPCoM, market prices are average prices on the last trading date before the revaluation date;
- ▶ For delisted securities and suspended trading securities from the sixth day afterward, actual prices are book value at the latest financial statements date;
- ▶ For unlisted securities and securities unregistered for trading on UPCoM, actual market prices are average of actual trading prices quoted by three (03) securities companies conducting transactions at the last trading date, but not exceeding one month, before the revaluation date;
- ▶ For listed bonds, the re-evaluation price is the listed price on the trading system at the Stock Exchange on the nearest trading day plus accrued interest;
- ▶ For unlisted bonds and money market instruments, the revaluation of these financial assets at market value or fair value is conducted according to methods that comply with legal regulations. In the absence of market prices on the nearest trading day, the Company may use fair value to revalue financial assets. Fair value is determined based on adherence to principles, methods, or theoretical models for pricing financial assets that have been approved in writing by Board of Directors.

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.5 Fair value/market value of financial assets (continued)

For the purposes of determining taxable income, the tax base of the Company's financial assets is determined at cost minus provision for impairment. Objects of provisioning are securities issued by domestic economic organizations operated in accordance with the law, owned by an enterprise, is listed or registered for trading on the domestic stock market, is free to buy and sell on the market and the actual price of securities on the market in Vietnam at the time of making the annual financial statements is lower than the value of the securities investment being recorded in the accounting books.

Objects of provisioning do not include government bonds, government-guaranteed bonds and local government bonds.

4.6 Derecognition of financial assets

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

- ▶ The Company no longer has the right to receive cash flow from the asset; or
- ▶ The Company has transferred its rights to receive cash flow from the asset or has assumed an obligation to pay the received cash flow in full without material delay to a third party under a transfer arrangement and either:
 - The Company has transferred substantially the risks and rewards of the asset; or
 - The Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

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

The continued participation in transferred assets in the form of guarantee will be recognized at the lower of the initial carrying value of the assets and the maximum obligation incurred by the Company.

4.7 Reclassification of financial assets

Reclassification when selling financial assets other than FVTPL

When selling financial assets other than FVTPL, securities companies are required to reclassify those financial assets to financial assets at FVTPL. Difference arising from revaluation of available for sale ("AFS") financial assets recognized under "Gain/(Loss) from revaluation of assets at fair value" will be recognized to the corresponding revenue or expenses at the date of reclassification of AFS financial assets.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 Reclassification of financial assets (continued)

Reclassification due to change in purpose or ability to hold

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

- ▶ Non-derivative financial assets at FVTPL or financial assets that are not required to classify as financial assets at FVTPL at 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 purpose or ability to hold, certain HTM investments are required to be reclassified into available-for-sale financial assets and measured at fair value. The difference arising from revaluation between carrying value and fair value are recognized as "*Gain/(Loss) from revaluation of assets at fair value*" in owners' equity.

4.8 Recognition of mortgaged financial assets

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

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

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

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

4.9 Receivables

Receivables are initially recognized at cost and are subsequently presented at cost.

Provision for receivables is determined based on the overdue status of debts or expected loss of current debts in case the debts are undue yet the organization has fallen into bankruptcy, is under dissolution process or has absconded; or individual who is being prosecuted, detained, on trial or under sentence or is suffering from fatal diseases (with medical certificate) or has deceased or the debts for which enforcement of the court judgment has been requested yet are unenforceable due to the debtor has escaped or the debts subject to legal proceedings for debt collection yet are under suspension. Provision expenses incurred are recorded in "*Operating expenses*" in the interim income statement during the period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.10 Fixed assets

Fixed assets are stated at cost less accumulated depreciation or amortization. The cost of a fixed asset comprises of its purchase price and any directly attributable costs of bringing the fixed asset to the location and condition necessary for it to be capable of operating as intended by the Company.

Cost related to additions, improvements and renewals are capitalized while expenditures for maintenance and repairs (if any) are charged to the interim income statement when incurred.

When fixed assets are sold or liquidated, any gains or losses resulting from their disposal (the difference between the net proceeds from the sale of assets and the remaining value of the assets) are recorded to the interim income statement.

4.11 Depreciation and amortization

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

Office equipment	05 years
Transportation	06 years
Computer software	05 years

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

4.12 Leases

Whether an agreement is determined as a lease agreement depends on the nature of the agreement at the beginning: whether the implementation of the agreement depends on the use of a certain asset and whether the agreement includes terms on the rights of use of the asset.

When the Company is the lessee

Rentals under operating leases are charged to the interim income statement on a straight-line basis over the term of the leases.

4.13 Prepaid expenses

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

4.14 Borrowings

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

4.15 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.16 Employees' benefits

4.16.1 Retirement benefits

Retirement benefits are paid to retired employees of the Company by the Social Insurance Agency which belongs to the Ministry of Labour, Invalids and Social Affairs. The Company is required to pay social insurance premium to the Social Insurance Agency at the rate of 17.5% of an employee's basic salary, allowances and other additions on a monthly basis. In addition, the Company has no further obligations.

4.16.2 Severance allowance

According to Article 46 of the Vietnam Labour Code No. 45/2019/QH14 effective from 1 January 2021 and the Government's Decree No. 145/2020/ND-CP providing guidelines for the Labour Code regarding working conditions and labour relations, the Company has the obligation to pay severance allowance arising from resignation of employees who fully satisfy the conditions prescribed by law. The allowance is equivalent to half of their monthly salary for each year of employment and in accordance with law. The time to calculate severance allowance is the total time the employee has actually worked for the Company minus the time the employee has participated in severance allowance according to provisions of the law on severance allowance. The average monthly salary used in this calculation is the average monthly salary of the latest six-month period up to the resignation date. In addition, the company is obligated to pay severance allowance in accordance with the specific provisions in the employment contract.

4.16.3 Unemployment allowance

According to Article 33 of the Law on Employment No. 74/2025/QH15 effective from 01 January 2026 and Decree No. 374/2025/ND-CP dated 31 December 2025 detailing the implementation of a number of articles of the Employment Law about unemployment assurance, the Company is required to contribute to the unemployment insurance at the rate of 1% of monthly salary of unemployment insurance joiners and deduct 1% of monthly salary of each employee to contribute to the unemployment insurance fund.

4.17 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency ("VND") are recorded at the actual exchange rates at transaction dates. At the end of the period, monetary items denominated in foreign currencies are revalued at actual exchange rates at the date of the interim balance sheet on the following basis:

- ▶ Monetary items classified as assets are revalued at the buying rate of the commercial bank where the Company regularly conducts transactions; and
- ▶ Monetary items classified as liabilities are revalued at the selling rate of the commercial bank where the Company regularly conducts transactions;
- ▶ Borrowings and liabilities denominated in foreign currencies which have been hedged against exposures to foreign exchange risk using financial instruments are not revalued.

All foreign exchange differences incurred are taken to the interim income statement.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.18 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 proprietary trading

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

Other income

Other income is income from irregular activities other than operating activities, including: income from disposals and sales of fixed assets; fines paid by customers for contract breaches; collection of insurance compensation; recoveries from bad debts previously written off; liabilities recognized as an increase in income as their owners no longer exist; collection of reduced and reimbursed tax; and other receipts recognizable as other income as stipulated by VAS 14 – Revenue and other income.

Interest income

Interest income is recognized on an accrual basis (including the effective yield on the asset) unless there is an uncertainty in the collectability.

Dividends

Dividends are recognized when the Company's right to receive payment is established. Stock dividends are not recognized as an increase in income of the Company, only the number of shares is updated.

Revenue from other services provided

When there is a certainty in determining contract performance, income would be recognized based on percentage of contract completion. When a certainty in determining contract performance is unavailable, income would be recognized to the extent of recoverable amount of expenses incurred.

4.19 Interest expenses

Interest expenses include accrued interests from borrowings and other expenses arising directly from borrowings by the Company. Interest expenses are recognized on an accrual basis.

4.20 Calculation method for cost of proprietary securities sold

The Company applies weighted average method at the end of transaction date to calculate cost of proprietary securities sold.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.21 Corporate income tax

Current income tax

Current tax assets and liabilities for the current and prior period are measured at the amount expected to be paid to (or recovered from) the tax authorities using the tax rates and tax laws effective at the interim balance sheet date.

Current income tax is charged or credited to the interim income statement, except when it relates to items recognized directly to equity, in this case, the current tax is also directly recorded in equity.

Current tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset 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 on temporary differences at the interim balance sheet date between the tax base of assets and liabilities and their carrying amount for interim financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except for deferred tax liability arising 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 levied on deductible temporary differences, deductible amounts carried over to subsequent periods of taxable losses, and unutilized tax advantages when it is likely that earnings are generated in foreseeable future to use deductible temporary differences, taxable losses and tax advantages, except for deferred tax asset arising 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.

The carrying amount of deferred tax assets is reviewed at the interim balance sheet date and reduced to the extent that sufficient taxable profits will be available to allow all or part of the asset to be used. Unrecognized deferred tax assets are reassessed at the interim balance sheet 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 expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws effective at the interim balance sheet date. Deferred income tax is charged or credited to the interim income statement, except when it relates to items recognized directly to equity, in this case, the deferred income tax is also directly recorded in equity.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.21 Corporate income tax (continued)

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset deferred tax assets against deferred tax liabilities relating to income tax levied by the same tax authority on either the same taxable entity or when the Company intends to settle its deferred tax assets and liabilities on a net basis or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

4.22 Owners' equity

Contributed capital

The charter capital of the Company is actual contributed capital by members, at least equal to the legal capital as prescribed by law in accordance with the licensed business operations, including the business operations supplementarily approved by the State Securities Commission.

Reserves

The reserves are established in accordance with decisions of the Owner.

The Company maintains balance in the Charter capital supplementary reserve and Operational risk and financial reserve established according to the provisions of Circular No. 146/2014/TT-BTC issued by the Ministry of Finance on 06 October 2014. The Company will deal with the remaining balances of these reserves in accordance with Circular No.114/2021/TT-BTC, which provides guidance on the financial regime applicable to securities companies and replaces Circular No. 146/2014/TT-BTC, effective from 01 February 2022.

In the six-month period ended 30 June 2026, the Company did not make any reserve allocations.

Undistributed profit

Undistributed profit is comprised of realized and unrealized profit.

Unrealized profit of the period is the difference between gain and loss arising from revaluation of financial assets at FVTPL or other financial assets in the interim income statement under the Company's financial assets and deferred tax income/expenses in the period.

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

4.23 Appropriation of net profit

Net profit after tax is available for distribution to shareholders after being approved in the General Meeting of the Owner and after making appropriation to reserves in accordance with the Company's Charter and Vietnamese regulatory requirements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.24 *Related parties*

Parties are considered related to the Company if one party has the ability, directly or indirectly, to control the other party or significant influence over the other party in making financial and operating decisions, or when the Company and the other party are subject to common control or significant influence. The above stakeholders can be companies or individuals, including close members of their families.

4.25 *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 included in these financial statements indicate nil balance.

5. CASH AND CASH EQUIVALENTS

	30 June 2026 VND	31 December 2025 VND
Cash at banks for the operation of the Company	182,672,699,854	39,391,151,275
	182,672,699,854	39,391,151,275

6. TRADING VALUE AND VOLUME DURING THE PERIOD

	For the six-month period then ended 30/06/2026		For the six-month period then ended 30/06/2025	
	Trading volume unit	Trading value VND	Trading volume unit	Trading value VND
The Company	51,235,968	7,097,764,606,191	42,765,371	6,783,873,380,947
Bonds	51,235,968	7,097,764,606,191	42,765,371	6,783,873,380,947
Investors	283,516,834	7,580,115,849,050	296,694,192	6,371,382,155,120
Shares	281,274,045	7,563,801,730,230	289,673,189	6,366,651,499,800
Other securities	2,242,789	16,314,118,820	7,021,003	4,730,655,320
Total	334,752,802	14,677,880,455,241	339,459,563	13,155,255,536,067

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

7. FINANCIAL ASSETS

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

	30 June 2026		31 December 2025	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Shares				
Unlisted	3,329,300	104,000	3,329,300	134,700
Bonds				
Listed	721,435,715,500	728,023,251,342	350,851,400,000	350,902,468,493
Unlisted	654,230,404,942	662,252,026,859	392,736,596,175	399,425,201,654
Total	1,375,669,449,742	1,390,275,382,201	743,591,325,475	750,327,804,847

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

	30 June 2026 VND	31 December 2025 VND
Deposits with original terms of 12 months or more	660,064,362,943	703,781,162,047
	660,064,362,943	703,781,162,047

As at 30 June 2026, held-to-maturity investments include term deposits with terms from 12 to 24 months. Interest rates on held-to-maturity investments as at 30 June 2026 and 31 December 2025 are as follows:

	30 June 2026	31 December 2025
Deposits with original terms of 12 months or more	4.60% - 9.00%	4.60% - 6.90%

The Company has pledged most of its term deposits as collaterals for borrowings from credit institutions (Note 14).

7.3 Loans

	30 June 2026		31 December 2025	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Loans from margin activities	3,902,031,404,591	3,902,031,404,591	2,701,589,738,338	2,701,589,738,338
Loans from cash advance activities	4,447,703,851	4,447,703,851	21,708,282,387	21,708,282,387
Total	3,906,479,108,442	3,906,479,108,442	2,723,298,020,725	2,723,298,020,725

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

7. FINANCIAL ASSETS (continued)

7.4 Changes in fair value of financial assets

Changes in fair value of financial assets as at 30 June 2026 are as follows:

Financial assets	Cost VND	Revaluation difference		Revaluation value VND
		Increase VND	Decrease VND	
FVTPL				
Unlisted shares	3,329,300	19,500	(3,244,800)	104,000
Listed bonds	721,435,715,500	6,587,535,842	-	728,023,251,342
Unlisted bonds	654,230,404,942	8,021,621,917	-	662,252,026,859
Total	1,375,669,449,742	14,609,177,259	(3,244,800)	1,390,275,382,201

Changes in fair value of financial assets as at 31 December 2025 are as follows:

Financial assets	Cost VND	Revaluation difference		Revaluation value VND
		Increase VND	Decrease VND	
FVTPL				
Unlisted shares	3,329,300	22,200	(3,216,800)	134,700
Listed bonds	350,851,400,000	51,068,493	-	350,902,468,493
Unlisted bonds	392,736,596,175	6,688,605,479	-	399,425,201,654
Total	743,591,325,475	6,739,696,172	(3,216,800)	750,327,804,847

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

8. RECEIVABLES

	30 June 2026 VND	31 December 2025 VND
Receivables and accruals from dividend and interest income	59,696,464,332	43,620,516,606
Accrued interest from term deposits	22,431,121,843	21,729,952,457
Accrued interest from margin lending	37,265,342,489	21,890,564,149
Prepayment for suppliers	904,980,960	282,002,768
Others	904,980,960	282,002,768
Other receivables	2,139,937	628,977
	60,603,585,229	43,903,148,351

9. TANGIBLE FIXED ASSETS

	Transportation VND	Office equipment VND	Total VND
Cost			
Opening balance	1,253,700,000	25,122,193,746	26,375,893,746
Addition during the period	-	207,800,000	207,800,000
Closing balance	1,253,700,000	25,329,993,746	26,583,693,746
Accumulated depreciation			
Opening balance	1,108,614,557	13,230,660,005	14,339,274,562
Depreciation for the period	104,475,000	2,101,506,759	2,205,981,759
Closing balance	1,213,089,557	15,332,166,764	16,545,256,321
Net book value			
Opening balance	145,085,443	11,891,533,741	12,036,619,184
Closing balance	40,610,443	9,997,826,982	10,038,437,425

Other information about tangible fixed assets:

	30 June 2026 VND	31 December 2025 VND
Fully amortized intangible assets in use	4,274,108,430	4,274,108,430

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

10. INTANGIBLE ASSETS

	Computer software VND	Total VND
Cost		
Opening balance	58,413,672,483	58,413,672,483
Addition during the period	330,000,000	330,000,000
Closing balance	58,743,672,483	58,743,672,483
Accumulated amortization		
Opening balance	25,377,999,452	25,377,999,452
Amortization for the period	5,524,514,709	5,524,514,709
Closing balance	30,902,514,161	30,902,514,161
Net book value		
Opening balance	33,035,673,031	33,035,673,031
Closing balance	27,841,158,322	27,841,158,322

Other information about intangible fixed assets:

	30 June 2026 VND	31 December 2025 VND
Fully amortized intangible assets in use	3,399,166,183	3,202,448,183

11. PREPAID EXPENSES

	30 June 2026 VND	31 December 2025 VND
Short-term prepaid expenses	24,174,159,314	11,856,886,638
- Software licence expenses	3,383,597,009	2,526,718,056
- Insurance fee	264,097,338	482,367,970
- Rental expenses	560,500,528	528,807,334
- Guarantee fee	19,204,341,679	7,859,211,047
- Other short-term prepaid expenses	761,622,760	459,782,231
Long-term prepaid expenses	2,615,460,525	3,664,192,742
- Office equipment	876,783,828	1,023,208,584
- Office repair	1,173,910,152	1,791,539,159
- Asset retirement obligation	25,225,319	212,901,605
- Data service cost	159,905,990	222,077,162
- Antivirus software copyright	144,150,973	180,761,107
- Internet expense	235,484,263	233,705,125
	26,789,619,839	15,521,079,380

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

12. PAYMENTS TO SETTLEMENT ASSISTANCE FUND

Payments to Settlement Assistance Fund represent the amount deposited at the Vietnam Securities Depository and Clearing Corporation ("VSDC").

According to prevailing regulations of Ministry of Finance and VSDC, the Company is required to contribute an initial amount of VND 120 million at the VSDC and pay an addition contribution of 0.01% of the total value of securities brokerage transactions settle through the Company in the prior year, but not over VND 2.5 billion per annum. The maximum contribution of each depository member being a securities company engaging in proprietary trading and brokerage services to the Settlement Assistance Fund is VND 20 billion.

Details of the payments to Settlement Assistance Fund are as follows:

	30 June 2026 VND	31 December 2025 VND
Initial balance	120,000,000	120,000,000
Annual contribution	2,778,604,646	1,093,400,452
Additions and distributed interest	174,520,889	174,520,889
	3,073,125,535	1,387,921,341

13. LONG-TERM DEPOSITS, COLLATERALS AND PLEDGES

	30 June 2026 VND	31 December 2025 VND
Office rental deposits	1,443,413,160	1,443,413,160
House rental deposits for managers	218,950,604	326,990,941
Others	129,829,600	129,829,600
	1,792,193,364	1,900,233,701

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

14. SHORT-TERM BORROWINGS

	Interest rate % per annum	31 December 2025 VND	Movements in the period		30 June 2026 VND
			Increase VND	Decrease VND	
Short-term borrowings (*)	3.8% - 7.5%				
Kookmin Bank		350,000,000,000	800,000,000,000	(350,000,000,000)	800,000,000,000
IBK Bank		380,000,000,000	550,000,000,000	(130,000,000,000)	800,000,000,000
Keb Hana Bank		800,000,000,000	950,000,000,000	(750,000,000,000)	1,000,000,000,000
Other banks		1,319,330,000,000	2,604,681,000,000	(2,392,381,000,000)	1,531,630,000,000
		2,849,330,000,000	4,904,681,000,000	(3,622,381,000,000)	4,131,630,000,000

(*) At 30 June 2026, short-term borrowings are secured by the Company's financial assets and third party guarantee, as follow:

Standby letter of credit from The Kwangju Bank Ltd.,
Deposits

30 June 2026 VND
3,560,000,000,000
659,964,362,943
4,219,964,362,943

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

15. STATUTORY OBLIGATIONS

	31 December 2025		Movements in the period		30 June 2026		Unit: VND
	Receivables	Payables	Increase	Decrease	Receivables	Payables	
Value-added tax ("VAT")	-	29,273	19,318,395	(19,347,668)	-	-	-
Corporate income tax	-	5,360,451,054	14,819,914,766	(11,969,888,987)	-	8,210,476,833	-
Personal income tax	-	2,501,479,279	16,773,808,236	(14,312,489,564)	-	4,962,797,951	-
Others	(81,267,954)	-	1,532,184,620	(1,365,656,676)	-	85,259,990	-
	(81,267,954)	7,861,959,606	33,145,226,017	(27,667,382,895)	-	13,258,534,774	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

16. SHORT-TERM ACCRUED EXPENSES

	30 June 2026 VND	31 December 2025 VND
Accrued for marketing expense	8,213,687	8,332,375
Accrued for maintenance expense	240,811,920	240,811,920
Accrued for outsourcing service fee	328,860,000	307,260,000
Accrued for collaborators service	1,207,561,378	729,112,882
Accrued for interest expense	4,188,206,365	2,517,925,681
Others	175,364,627	1,068,260,803
	6,149,017,977	4,871,703,661

17. DEFERRED CORPORATE INCOME TAX ("CIT") ASSETS

Deferred tax assets are recognized:

	30 June 2026 VND	31 December 2025 VND
Deferred tax assets		
Revaluation difference of FVTPL financial assets	(3,900)	(4,440)
Provision expenses:	2,382,151,078	2,382,151,078
- Severance allowance costs	2,323,851,399	2,323,851,399
- Asset retirement obligation costs	58,299,679	58,299,679
Total	2,382,147,178	2,382,146,638

18. LONG-TERM PROVISIONS

	30 June 2026 VND	31 December 2025 VND
Severance allowances	12,815,012,329	11,619,256,993
Asset retirement obligation	504,400,000	504,400,000
	13,319,412,329	12,123,656,993

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

19. OWNERS' EQUITY

19.1 Details of owners' equity

	30 June 2026		31 December 2025	
	VND	%	VND	%
	1,900,000,000,000	100.00	1,300,000,000,000	100.00

The Kwangju Bank Ltd.,

19.2 Changes in owners' equity

	Contributed capital VND	Charter capital supplementary reserve VND	Operational risk and financial reserve VND	Undistributed profit VND	Total VND
As at 1 January 2025	900,000,000,000	3,310,605,967	3,310,605,967	93,390,648,626	1,000,011,860,560
Contributed capital increase for the year	400,000,000,000	-	-	-	400,000,000,000
Profit for the year	-	-	-	43,148,634,587	43,148,634,587
As at 31 December 2025	1,300,000,000,000	3,310,605,967	3,310,605,967	136,539,283,213	1,443,160,495,147
Contributed capital increase for the year	600,000,000,000	-	-	-	600,000,000,000
Profit for the period	-	-	-	58,622,255,200	58,622,255,200
As at 30 June 2026	1,900,000,000,000	3,310,605,967	3,310,605,967	195,161,538,413	2,101,782,750,347

19.3 Undistributed profit

	30 June 2026 VND	31 December 2025 VND
Realized gain	180,555,609,854	129,802,808,281
Unrealized gain	14,605,928,559	6,736,474,932
	195,161,538,413	136,539,283,213

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

20. DISCLOSURES OF INTERIM OFF-BALANCE SHEET ITEMS

20.1 *Financial assets listed/registered for trading at the Vietnam Securities Depository and Clearing Corporation ("VSDC") of the Company*

	30 June 2026 VND	31 December 2025 VND
Unrestricted financial assets	769,990,230,000	332,613,960,000
	769,990,230,000	332,613,960,000

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

	30 June 2026 VND	31 December 2025 VND
Financial assets which have not been deposited at VSDC	426,880,480,000	292,100,250,000
	426,880,480,000	292,100,250,000

20.3 *Financial assets listed/registered for trading at VSDC of investors*

	30 June 2026 VND	31 December 2025 VND
Unrestricted financial assets	4,946,141,007,400	3,593,554,108,000
Restricted financial assets	27,971,110,000	20,000
Mortgaged financial assets	542,000,000,000	542,000,000,000
Financial assets awaiting settlement	2,447,850,000	2,816,280,000
	5,518,559,967,400	4,138,370,408,000

20.4 *Non-traded financial assets deposited at VSDC of investors*

	30 June 2026 VND	31 December 2025 VND
Non-traded financial assets deposited at VSDC unrestricted to trade	32,984,980,000	322,440,000
	32,984,980,000	322,440,000

20.5 *Investors' financial assets awaiting settlement*

	30 June 2026 VND	31 December 2025 VND
Shares, fund certificates	12,630,370,000	18,650,720,000
	12,630,370,000	18,650,720,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

20. DISCLOSURES OF INTERIM OFF-BALANCE SHEET ITEMS (continued)

20.6 Entitled financial assets of investors

	30 June 2026 VND	31 December 2025 VND
Shares	-	471,630,000
	-	471,630,000

20.7 Investors' deposits

	30 June 2026 VND	31 December 2025 VND
Investors' deposits for securities trading activities managed by the Company	50,190,141,386	50,174,900,886
- Domestic investors' deposits for securities trading activities managed by the Company	50,190,141,386	50,174,900,886
Deposits for securities clearing and settlement	4,355,639,623	39,252,871,800
- Domestic investors' deposits for securities clearing and settlement	4,345,971,010	39,243,318,890
- Foreign investors' deposits for securities clearing and settlement	9,668,613	9,552,910
	54,545,781,009	89,427,772,686

20.8 Payables to investors

	30 June 2026 VND	31 December 2025 VND
Payables to investors for deposits for securities trading activities managed by the Company	54,545,781,009	89,427,772,686
- Payables to domestic investors for deposits for securities trading activities managed by the Company	54,536,112,396	89,418,219,776
- Payables to foreign investors for deposits for securities trading activities managed by the Company	9,668,613	9,552,910
	54,545,781,009	89,427,772,686

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

20. DISCLOSURES OF INTERIM OFF-BALANCE SHEET ITEMS (continued)

20.9 Investors' payables for services of investors

	30 June 2026 VND	31 December 2025 VND
Payables for margin lending activities	3,939,296,747,080	2,723,480,302,487
Principal payables for margin lending activities	3,902,031,404,591	2,701,589,738,338
- <i>Domestic investors</i>	3,902,031,404,591	2,701,589,738,338
Interest payables for margin lending activities	37,265,342,489	21,890,564,149
- <i>Domestic investors</i>	37,265,342,489	21,890,564,149
Payables for cash advances activities	4,447,703,851	21,708,282,387
Principal payables for cash advances activities	4,447,703,851	21,708,282,387
- <i>Domestic investors</i>	4,447,703,851	21,708,282,387

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

21. GAIN/(LOSS) FROM FINANCIAL ASSETS

21.1 Gain/(Loss) from disposals of financial assets at FVTPL

21.1.1 Gain from disposals of financial assets at FVTPL

No.	Financial assets	Quantity unit	Proceeds VND	Weighted average cost at the end of transaction date VND	Gain from disposal for the six-month period ended 30 June 2026 VND	Gain from disposal the six-month period ended 30 June 2025 VND
1	Listed bonds	8,942,812	1,012,156,217,046	1,008,080,471,982	4,075,745,064	1,338,838,485
2	Unlisted bonds	2,766	297,123,745,125	294,230,289,598	2,893,455,527	9,736,888,837
	Total	8,945,578	1,309,279,962,171	1,302,310,761,580	6,969,200,591	11,075,727,322

21.1.2 Loss from disposals of financial assets at FVTPL

No.	Financial assets	Quantity unit	Proceeds VND	Weighted average cost at the end of transaction date VND	Loss from disposal for the six-month period ended 30 June 2026 VND	Loss from disposal the six-month period ended 30 June 2025 VND
1	Listed bonds	32,132,434	3,637,250,200,560	3,640,176,741,922	(2,926,541,362)	(504,730,000)
2	Unlisted bonds	100	10,000,000,000	10,198,239,300	(198,239,300)	(13,400)
	Total	32,132,534	3,647,250,200,560	3,650,374,981,222	(3,124,780,662)	(504,743,400)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

21. GAIN/(LOSS) FROM FINANCIAL ASSETS (continued)

21.2 Revaluation difference of financial assets at FVTPL

<u>Financial assets</u>	<u>Cost VND</u>	<u>Fair value VND</u>	<u>Revaluation difference at the end of the period VND</u>	<u>Revaluation difference at the beginning of the period VND</u>	<u>Net difference adjustment in the period VND</u>
FVTPL	1,375,669,449,742	1,390,275,382,201	14,605,932,459	6,736,479,372	7,869,453,087
Listed shares	-	-	-	-	-
Unlisted shares	3,329,300	104,000	(3,225,300)	(3,194,600)	(30,700)
Listed bonds	721,435,715,500	728,023,251,342	6,587,535,842	51,068,493	6,536,467,349
Unlisted bonds	654,230,404,942	662,252,026,859	8,021,621,917	6,688,605,479	1,333,016,438

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

21. GAIN/(LOSS) FROM FINANCIAL ASSETS (continued)

21.3 Dividend, interest income from financial assets at FVTPL

	<i>For the six-month period ended 30 June 2026</i>	<i>For the six-month period ended 30 June 2025</i>
	<i>VND</i>	<i>VND</i>
Shares	-	89,500
Bonds	28,866,328,137	14,241,164,890
	28,866,328,137	14,241,254,390

21.4 Interest income from loans and receivables

	<i>For the six-month period ended 30 June 2026</i>	<i>For the six-month period ended 30 June 2025</i>
	<i>VND</i>	<i>VND</i>
Interest income from margin lending	160,518,479,369	55,943,987,711
Interest income from cash advances	1,820,204,875	885,684,142
	162,338,684,244	56,829,671,853

21.5 Interest income from held-to-maturity ("HTM") investments

	<i>For the six-month period ended 30 June 2026</i>	<i>For the six-month period ended 30 June 2025</i>
	<i>VND</i>	<i>VND</i>
Term deposits	21,303,128,729	17,846,934,217
Certificate of deposits	-	131,156,162
	21,303,128,729	17,978,090,379

22. EXPENSES FOR PROPRIETARY TRADING ACTIVITIES

	<i>For the six-month period ended 30 June 2026</i>	<i>For the six-month period ended 30 June 2025</i>
	<i>VND</i>	<i>VND</i>
Employees expenses	1,874,496,590	1,704,618,276
Outsourcing expenses	530,242,152	419,030,591
Office rental expenses	336,141,928	496,939,165
Depreciation and amortization expenses	30,650,510	29,351,898
Other expenses	168,003,734	90,397,317
	2,939,534,914	2,740,337,247

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

23. EXPENSES FOR BROKERAGE SERVICES

	<i>For the six-month period ended 30 June 2026 VND</i>	<i>For the six-month period ended 30 June 2025 VND</i>
Brokerage securities transaction fees	3,470,326,108	1,791,136,095
Membership management fees and annual fees allocated to brokerage activities	308,499,998	284,999,998
Employees expenses	10,232,692,757	4,868,991,630
Depreciation and amortization expenses	6,357,884,326	6,252,950,775
Transportation expenses	390,687,900	195,667,192
Outsourcing service expenses	2,032,454,376	2,328,025,220
Office rental expenses	1,500,828,258	1,466,964,311
Other expenses	6,242,470,226	3,367,147,131
	<u>30,535,843,949</u>	<u>20,555,882,352</u>

24. FINANCIAL INCOME

	<i>For the six-month period ended 30 June 2026 VND</i>	<i>For the six-month period ended 30 June 2025 VND</i>
Interest income from demand deposits	503,796,722	257,490,733
	<u>503,796,722</u>	<u>257,490,733</u>

25. FINANCIAL EXPENSES

	<i>For the six-month period ended 30 June 2026 VND</i>	<i>For the six-month period ended 30 June 2025 VND</i>
Interest expenses	104,406,085,545	33,729,036,419
Other expenses	166,299,910	134,439,761
	<u>104,572,385,455</u>	<u>33,863,476,180</u>

26. GENERAL AND ADMINISTRATIVE EXPENSES

	<i>For the six-month period ended 30 June 2026 VND</i>	<i>For the six-month period ended 30 June 2025 VND</i>
Employees expenses	14,179,045,297	15,298,654,351
Outsourcing expenses	3,874,622,747	3,138,771,096
Office and house rental expenses	2,842,868,514	3,047,726,738
Depreciation and amortization expenses	1,341,961,632	1,301,585,165
Other expenses	3,197,462,501	3,251,900,038
	<u>25,435,960,691</u>	<u>26,038,637,388</u>

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

27. CORPORATE INCOME TAX ("CIT")

27.1 Current CIT expenses

The Company's tax reports are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amount reported in the interim financial statements could be changed at a later date upon final determination by the tax authorities.

Current CIT payables are determined based on taxable income of the period. Taxable income differs from the one reported in the interim income statement since taxable income excludes incomes which are taxable or expenses which are deducted in prior periods due to the differences between the Company's accounting policies and the tax regulations. It also excludes non-taxable income and non-deductible expenses. The current CIT payable of the Company is calculated based on the statutory tax rates applicable at the end of the period. The Company is obliged to pay CIT at the rate of 20% (in 2025: 20%) of the total taxable profit under Decree No.320/2025/ND-CP effective from 15 December 2025.

The estimated current CIT of the Company is represented in the table below:

	<i>For the six-month period ended 30 June 2026 VND</i>	<i>For the six-month period ended 30 June 2025 VND</i>
Profit/(Loss) before tax	73,442,169,426	22,387,253,130
<i>Adjusted</i>		
- Loss/(Gain) from revaluation of financial assets at FVTPL	2,700	13,269,710
- Dividend received	-	(89,500)
- Provision expense/(reversal):	1,107,456,005	565,566,664
<i>Severance allowance provision</i>	<i>951,059,100</i>	<i>1,301,566,664</i>
<i>Asset retirement obligation</i>	<i>156,396,905</i>	<i>(736,000,000)</i>
- Deductible expenses	(450,054,303)	(336,702,486)
Estimated current taxable profit	74,099,573,828	22,629,297,518
CIT rate	20%	20%
Estimated CIT expenses (*)	14,819,914,766	4,525,859,504
CIT payables at the beginning of the period	5,360,451,054	607,074,422
CIT paid during the period	(11,969,888,987)	(2,529,765,586)
CIT payables at the end of the period	8,210,476,833	2,603,168,340

(*) Corporate income tax expenses are estimated based on taxable income and may have adjustments depending on the tax authority's inspection.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

27. CORPORATE INCOME TAX ("CIT") (continued)

27.2 Deferred corporate income tax ("CIT")

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

	<i>For the six-month period ended 30 June 2026 VND</i>	<i>For the six-month period ended 30 June 2025 VND</i>
Net deferred CIT – opening balance	2,382,146,638	1,873,577,495
Temporary taxable difference		
- Difference from revaluation of financial assets at FVTPL	2,700	13,269,710
- Provision expense:	-	753,242,950
Severance allowance provision	-	1,301,566,664
Site clearance expense	-	(548,323,714)
Deferred corporate income tax rate	20%	20%
Deferred CIT income/ (expenses)	540	153,302,533
Net deferred CIT – ending balance	2,382,147,178	2,026,880,028

28. TRANSACTIONS WITH RELATED PARTIES

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

<i>Related parties</i>	<i>Relationships</i>
The Kwangju Bank Ltd.,	Parent company
Members' Council, Board of Management and Inspection Committee	Key management

As at 30 June 2026, the value of standby letters of credit issued by The Kwangju Bank Ltd., guaranteed for the Company's borrowings was VND 3,560,000,000,000.

	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025
Salary and remuneration	6,482,156,819	6,080,323,670

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

29. OPERATING LEASES COMMITMENTS

	30 June 2026 VND	31 December 2025 VND
Within one year	2,278,198,553	1,335,027,409
	2,278,198,553	1,335,027,409

30. PURPOSES AND POLICIES OF FINANCIAL RISK MANAGEMENT

The Company's financial liabilities comprise mostly loans and borrowings, payables to suppliers and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company has loans, trade and other receivables, cash and short-term deposits that arise directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk.

Risk management is integral to the whole business of the Company. The Company has a system of controls in place to maintain an acceptable balance between the cost arising from risks and the cost of managing the risks. Management continually monitors the Company's risk management process to ensure that an appropriate balance between risk and control is achieved.

Management reviews and agrees policies for monitoring each of these risks which are summarized below:

30.1 Market risk

Market risk is the risk that the fair value of future cash flow of a financial instrument will fluctuate because of changes in market prices. There are four types of market risk: interest rate risk, currency risk, commodity price risk and other price risk, such as equity price risk. Financial instruments affected by market risk include loans and borrowings, deposits and investments.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flow of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to market risk due to changes in interest rate relates primarily to cash and short-term deposits, held-to-maturity investments and loans. Financial liabilities have fixed interest rates.

The Company manages interest rate risk by looking at the competitive structure of the market to identify a proper interest rate policy which is favorable for its purposes within its risk management limits. No analysis on interest sensitivity is performed since the Company's exposure to risk of changes in interest rate is insignificant.

Foreign exchange risk

Foreign currency risk is the risk that the fair value or future cash flow of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (in which revenue or expense is denominated in a different currency from the Company's accounting currency).

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

30. PURPOSES AND POLICIES OF FINANCIAL RISK MANAGEMENT (continued)

30.1 Market risk (continued)

The Company manages foreign exchange risk by hedging against transactions that are expected to take place in the future.

30.2 Equity price risk

Listed and unlisted securities which are held by the Company are affected by market risk arising from the uncertainty of future value of invested securities. The Company manages equity price risk by establishing investment limits. The Company's Operational Management Division considers and approves decisions on investment in securities.

The 10% increase (or decrease) in market index would possibly result in a corresponding increase (or decrease) in revenue from investment of the Company, depending on its magnitude and length as well as the Company's ownership position of securities which have significant influence on market index.

30.3 Credit risk

Credit risk is the risk that a counterparty would not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily for loans and receivables) and from its financing activities, including deposits at banks.

Receivables

Customer credit risk is managed by the Company based on its established policies, procedures and controls relating to customer credit risk management.

Outstanding customer receivables are regularly monitored. Customer credit quality's impairment is analyzed at each reporting date on an individual basis for major clients. The Company closely monitors outstanding receivables and operates a credit control unit to mitigate credit risk. Due to the fact that the Company's receivables relate to a large number of diversified customers and corresponding collateral assets, there is no significant concentration of credit risk.

Deposits at banks

The Company's bank balances are mainly maintained with high credit rating banks in Vietnam. Credit risk from balances with banks is managed by the Company's accounting department in accordance with the Company's policy. The Company evaluates the concentration of credit risk in respect to bank deposits as low.

Margin lending and advances to customers

The Company manages its credit risks via the use of internal control policies, processes and procedures relevant to margin lending and advances to customers. The Company only allows margin lending for permitted securities which are in accordance with regulations for margin lending and which are rated using the Company's quality assessment principles for securities. Credit limit is controlled on the basis of collaterals, credit worthiness of customers and other indicators on control limits.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

30. PURPOSES AND POLICIES OF FINANCIAL RISK MANAGEMENT (continued)

30.3 Credit risk (continued)

The Company's Management assesses that all financial assets are not overdue and not impaired because these financial assets are related to customers who are reputable and have payment capability as shown below:

	<i>Neither overdue nor impaired VND</i>	<i>Overdue but not impaired VND</i>	<i>Overdue and impaired VND</i>	<i>Total VND</i>
Cash and cash equivalents	182,672,699,854	-	-	182,672,699,854
Loans	3,906,479,108,442	-	-	3,906,479,108,442
Receivables	59,696,464,332	-	-	59,696,464,332
Other receivables	2,139,937	-	-	2,139,937
HTM investments	660,064,362,943	-	-	660,064,362,943
FVTPL bonds	1,390,275,382,201	-	-	1,390,275,382,201
Advances	1,086,282,885	-	-	1,086,282,885
Long-term deposits, collaterals and pledges	1,792,193,364	-	-	1,792,193,364
Payments to Settlement Assistance Fund	3,073,125,535	-	-	3,073,125,535
Total	6,205,141,759,493	-	-	6,205,141,759,493

30.4 Liquidity risk

The liquidity risk is the risk that the Company will encounter difficulties in meeting financial obligations due to shortage of funds. The Company's exposure to liquidity risk arises primarily from mismatches of maturities of financial assets and liabilities.

The Company monitors its liquidity risk by maintaining a level of cash and cash equivalents deemed adequate by Management to finance the Company's operations and to mitigate the effects of fluctuations in cash flow.

The Company assesses that the level of risk concentration on debt repayment is low and that the Company is able to access capital resources.

The below table summarizes the payment period of the Company's financial liabilities based on the expected payments under contracts as at the interim balance sheet date.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

30. PURPOSES AND POLICIES OF FINANCIAL RISK MANAGEMENT (continued)

30.4 Liquidity risk (continued)

	Overdue VND	On demand VND	Within 1 year VND	From 1 – 5 years VND	More than 5 years VND	Total VND
FINANCIAL ASSETS						
Cash and cash equivalents	-	182,672,699,854	-	-	-	182,672,699,854
Financial assets	-	-	6,016,517,457,855	-	-	6,016,517,457,855
Financial assets at fair value through profit or loss ("FVTPL")	-	-	1,390,275,382,201	-	-	1,390,275,382,201
Held-to-maturity ("HTM") investments	-	-	660,064,362,943	-	-	660,064,362,943
Loans	-	-	3,906,479,108,442	-	-	3,906,479,108,442
Receivables	-	-	59,696,464,332	-	-	59,696,464,332
Other receivables	-	-	2,139,937	-	-	2,139,937
Other assets	-	3,073,125,535	-	1,792,193,364	-	4,865,318,899
Payments to Settlement Assistance Fund	-	3,073,125,535	-	-	-	3,073,125,535
Other non-current assets	-	-	-	1,792,193,364	-	1,792,193,364
Total assets	-	185,745,825,389	6,016,517,457,855	1,792,193,364	-	6,204,055,476,608
FINANCIAL LIABILITIES						
Short-term borrowings	-	-	4,131,630,000,000	-	-	4,131,630,000,000
Tax and payables to the State	-	-	13,258,534,774	-	-	13,258,534,774
Payables to employee	-	-	5,837,935,341	-	-	5,837,935,341
Short-term accrued expenses	-	-	6,149,017,977	-	-	6,149,017,977
Other current payables	-	-	215,471,489	-	-	215,471,489
Total liabilities	-	-	4,157,090,959,581	-	-	4,157,090,959,581
Net liquidity difference	-	185,745,825,389	1,859,426,498,274	1,792,193,364	-	2,046,964,517,027

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the six-month period then ended

31. EVENTS AFTER 30 JUNE 2026

There is no matter or circumstance that has arisen since 30 June 2026 that requires adjustment or disclosure in the interim financial statements of the Company.

Hanoi, Vietnam

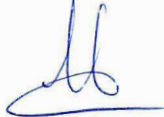
11 August 2026

Prepared by:



Le Thi Thuy Dung
Accountant

Reviewed by:



Le Thi Hien
Chief Accountant

Approved by:




The stamp contains the text: S.G.P. 128 - C.T.T.N.H.H., CÔNG TY TNHH CHỨNG KHOÁN JB VIỆT NAM, and GIANG VO.

Kim Do Yoon
General Director

JB Securities Vietnam Company Limited

SUPPLEMENTAL INFORMATION INTERIM STATEMENT OF FINANCIAL POSITION as at 30 June 2026

Code	ITEMS	Notes	30 June 2026 VND	30 June 2026 USD
100	A. CURRENT ASSETS		6,224,450,599,908	246,943,212
110	I. Financial assets		6,200,095,138,669	245,976,955
111	1. Cash and cash equivalents	5	182,672,699,854	7,247,191
111.1	1.1 Cash		182,672,699,854	7,247,191
112	2. Financial assets at fair value through profit or loss ("FVTPL")	7.1	1,390,275,382,201	55,156,526
113	3. Held-to-maturity investments ("HTM")	7.2	660,064,362,943	26,186,795
114	4. Loans	7.3	3,906,479,108,442	154,982,112
117	5. Receivables	8	59,696,464,332	2,368,343
117.2	5.1 Receivables and accruals from dividend and interest income		59,696,464,332	2,368,343
117.4	5.1.1 Undue accrued dividend and interests		59,696,464,332	2,368,343
118	6. Advances to suppliers	8	904,980,960	35,903
122	7. Other receivables	8	2,139,937	85
130	II. Other current assets		24,355,461,239	966,257
131	1. Advances		181,301,925	7,193
133	2. Current prepaid expenses	11	24,174,159,314	959,064
136	3. Tax and other receivables from the State	15	-	-
200	B. NON-CURRENT ASSETS		47,742,522,349	1,894,092
220	II. Fixed assets		37,879,595,747	1,502,800
221	1. Tangible fixed assets	9	10,038,437,425	398,255
222	1.1 Costs		26,583,693,746	1,054,657
223a	1.2 Accumulated depreciation		(16,545,256,321)	(656,402)
227	2. Intangible assets	10	27,841,158,322	1,104,545
228	2.1 Costs		58,743,672,483	2,330,543
229a	2.2 Accumulated amortization		(30,902,514,161)	(1,225,998)
250	III. Other non-current assets		9,862,926,602	391,292
251	1. Long-term deposits, collaterals and pledges	13	1,792,193,364	71,102
252	2. Long-term prepaid expenses	11	2,615,460,525	103,763
253	3. Deferred tax assets	17	2,382,147,178	94,507
254	4. Payments to Settlement Assistance Fund	12	3,073,125,535	121,920
270	TOTAL ASSETS		6,272,193,122,257	248,837,304

The supplemental information presented in USD is translated from the interim financial statements in VND. The exchange rate used for translation is the central rate of 30 June 2026 announced by the State Bank of Vietnam (1 USD = VND 25,206). The supplemental information presented from pages 54 to 62 has been prepared for internal use purposes.

JB Securities Vietnam Company Limited

SUPPLEMENTAL INFORMATION (continued)
INTERIM STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

Code	ITEMS	Notes	30 June 2026 VND	30 June 2026 USD
300	C. LIABILITIES		4,170,410,371,910	165,453,080
310	I. Current liabilities		4,157,090,959,581	164,924,658
311	1. Current borrowings and financial leases	14	4,131,630,000,000	163,914,544
312	1.1 Current borrowings		4,131,630,000,000	163,914,544
318	2. Payables for securities trading activities		-	-
322	3. Statutory obligations	15	13,258,534,774	526,007
323	4. Payables to employees		5,837,935,341	231,609
324	5. Accrued employees' welfares		-	-
325	6. Current accrued expenses	16	6,149,017,977	243,951
329	7. Other current payables		215,471,489	8,547
340	II. Non-current liabilities		13,319,412,329	528,422
354	1. Long-term provisions	18	13,319,412,329	528,422
400	D. OWNERS' EQUITY		2,101,782,750,347	83,384,224
410	I. Owners' equity	19	2,101,782,750,347	83,384,224
411	1. Share capital	19.1	1,900,000,000,000	75,378,878
411.1	1.1 Capital contribution		1,900,000,000,000	75,378,878
414	2. Charter capital supplementary reserve		3,310,605,967	131,342
415	3. Operational risk and financial reserve		3,310,605,967	131,342
417	4. Undistributed profit	19.3	195,161,538,413	7,742,662
417.1	4.1 Realized profit		180,555,609,854	7,163,200
417.2	4.2 Unrealized profit		14,605,928,559	579,462
440	TOTAL LIABILITIES AND OWNERS' EQUITY		6,272,193,122,257	248,837,304

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JB Securities Vietnam Company Limited

SUPPLEMENTAL INFORMATION (continued)
INTERIM STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

INTERIM OFF-BALANCE SHEET ITEMS

Code	ITEMS	Notes	30 June 2026 VND	30 June 2026 USD
A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS				
008	Financial assets listed/registered for trading at the Vietnam Securities Depository and Clearing Corporation ("VSDC") of the Company	20.1	769,990,230,000	30,547,895
012	Securities not in custody of VSDC	20.2	426,880,480,000	16,935,669
B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS				
021	Financial assets listed/registered for trading at VSDC of investors	20.3	5,518,559,967,400	218,938,347
021.1	Unrestricted financial assets		4,946,141,007,400	196,228,716
021.2	Restricted financial assets		27,971,110,000	1,109,700
021.3	Mortgaged financial assets		542,000,000,000	21,502,817
021.5	Financial assets awaiting settlement		2,447,850,000	97,114
022	Non-traded financial assets deposited at VSDC of investors	20.4	32,984,980,000	1,308,616
022.1	Non-traded financial assets deposited at VSDC of investors unrestricted to traded		32,984,980,000	1,308,616
023	Investors' financial assets awaiting settlement	20.5	12,630,370,000	501,086
025	Entitled financial assets of investors	20.6	-	-
026	Investors' deposits	20.7	54,545,781,009	2,164,000
027a	Investors' deposits for securities trading activities managed by the Company	20.7	50,190,141,386	1,991,198
029	Investors' deposits for securities clearing and settlement	20.7	4,355,639,623	172,802
029.1	Domestic investors' deposits for securities clearing and settlement		4,345,971,010	172,418
029.2	Foreign investors' deposits for securities clearing and settlement		9,668,613	384

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JB Securities Vietnam Company Limited

SUPPLEMENTAL INFORMATION (continued)
INTERIM STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

INTERIM OFF-BALANCE SHEET ITEMS (continued)

Code	ITEMS	Notes	30 June 2026 VND	30 June 2026 USD
B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS (continued)				
031	Payables to investors – investors' deposits for securities trading activities managed by the Company	20.8	54,545,781,009	2,164,000
031.1	<i>Payables to domestic investors for securities trading activities managed by the Company</i>		54,536,112,396	2,163,616
031.2	<i>Payables to foreign investors for securities trading activities managed by the Company</i>		9,668,613	384

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JB Securities Vietnam Company Limited

SUPPLEMENTAL INFORMATION (continued)
INTERIM INCOME STATEMENT
for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2026 USD
	I. OPERATING INCOME			
01	1. Gain from financial assets at FVTPL		43,705,012,515	1,733,914
01.1	1.1 Gain from disposals of financial assets at FVTPL	21.1.1	6,969,200,591	276,490
01.2	1.2 Gain from revaluation of financial assets at FVTPL	21.2	7,869,483,787	312,207
01.3	1.3 Dividend, interest income from financial assets at FVTPL	21.3	28,866,328,137	1,145,217
02	2. Gain from HTM investments	21.5	21,303,128,729	845,161
03	3. Gain from loans and receivables	21.4	162,338,684,244	6,440,478
06	4. Revenue from brokerage services		9,900,286,675	392,775
07	5. Revenue from securities underwriting, issuance agency services		53,000,000,000	2,102,674
08	6. Revenue from securities investment advisory services		1,004,000,000	39,832
09	7. Revenue from securities depository services		607,449,002	24,099
20	Total operating income		291,858,561,165	11,578,933
	II. OPERATING EXPENSES			
21	1. Loss from financial assets at FVTPL		3,124,811,362	123,971
21.1	1.1 Loss from disposals of financial assets at FVTPL	21.1.2	3,124,780,662	123,970
21.2	1.2 Loss from revaluation of financial assets at FVTPL	21.2	30,700	1
26	2. Expenses for proprietary trading activities	22	2,939,534,914	116,620
27	3. Expenses for brokerage services	23	30,535,843,949	1,211,451
28	4. Expenses for securities underwriting, issuance agency services		51,422,952,000	2,040,108
30	5. Expenses for securities depository services		796,200,090	31,588
40	Total operating expenses		88,819,342,315	3,523,738
	III. FINANCIAL INCOME			
42	1. Dividend and interest income from demand deposits	24	503,796,722	19,987
50	Total financial income		503,796,722	19,987

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JB Securities Vietnam Company Limited

SUPPLEMENTAL INFORMATION (continued)
INTERIM INCOME STATEMENT (continued)
for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2026 USD
	IV. FINANCIAL EXPENSES			
52	1. Interest expenses	25	104,406,085,545	4,142,112
55	2. Other financial expenses	25	166,299,910	6,598
60	Total financial expenses		104,572,385,455	4,148,710
62	V. GENERAL AND ADMINISTRATIVE EXPENSES	26	25,435,960,691	1,009,123
70	VI. OPERATING PROFIT		73,534,669,426	2,917,349
	VII. OTHER INCOME AND EXPENSES			
71	1. Other income		-	-
72	2. Other expenses		92,500,000	3,670
80	Total other operating loss		(92,500,000)	(3,670)
90	VIII. PROFIT BEFORE TAX		73,442,169,426	2,913,679
91	1. Realized profit		65,572,716,339	2,601,473
92	2. Unrealized profit		7,869,453,087	312,206
100	IX. CORPORATE INCOME TAX ("CIT") EXPENSES		14,819,914,226	587,952
100.1	1. Current CIT expenses	27.1	14,819,914,766	587,952
100.2	2. Deferred CIT income	27.2	(540)	-
200	X. PROFIT AFTER TAX		58,622,255,200	2,325,727

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JB Securities Vietnam Company Limited

SUPPLEMENTAL INFORMATION (continued) INTERIM CASH FLOW STATEMENT for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2026 USD
	I. CASH FLOW FROM OPERATING ACTIVITIES			
01	1. Profit before tax		73,442,169,426	2,913,679
02	2. Adjusted for		(44,449,913,222)	(1,763,466)
03	Depreciation and amortization		7,730,496,468	306,693
04	Provisions		1,195,755,336	47,439
06	Interest expenses from borrowings		104,406,085,545	4,142,112
08	Accrued interest income		(157,782,250,571)	(6,259,710)
10	3. Increase in non-monetary expenses		30,700	1
11	Loss from revaluation of financial assets at FVTPL	21.2	30,700	1
18	4. Decrease in non-monetary income		(7,869,483,787)	(312,207)
19	Gain from revaluation of financial assets at FVTPL	21.2	(7,869,483,787)	(312,207)
30	5. Loss from operating before changes in working capital		(1,759,603,454,538)	(69,808,913)
31	Increase in financial assets at FVTPL		(632,078,124,267)	(25,076,495)
32	Increase in HTM investments		43,716,799,104	1,734,381
33	Increase in loans		(1,183,181,087,717)	(46,940,454)
36	Decrease in receivables and accruals from dividend and interest income		141,706,302,845	5,621,927
39	Increase in other receivables		(516,448,815)	(20,489)
40	Increase in other assets		(1,866,506,119)	(74,050)
41	Decrease in accrued expenses (excluding interest expenses)		(392,966,368)	(15,590)
42	Decrease in prepaid expenses		76,590,173	3,039
43	CIT paid		(11,969,888,987)	(474,883)
44	Interest paid		(114,080,935,493)	(4,525,944)
46	Decrease in accrued employees' welfares		(352,197,392)	(13,973)
47	Increase in tax and payables to the State (excluding CIT paid)		2,627,817,343	104,254
48	Decrease in payables to employees		(2,474,674,981)	(98,178)
50	Decrease in other payables		(818,133,864)	(32,458)
60	Net cash flow used in operating activities		(1,738,480,651,421)	(68,970,906)

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SUPPLEMENTAL INFORMATION (continued)
INTERIM CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2026

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2026 USD
	II. CASH FLOW FROM INVESTING ACTIVITIES			
61	Payments for purchases and constructions of fixed assets, investment properties and other long-term asset		(537,800,000)	(21,336)
70	Net cash flow used in investing activities		(537,800,000)	(21,336)
	III. CASH FLOW FROM FINANCING ACTIVITIES			
71	1. Cash receipt from issuance of shares, or capital contribution by the Owner		600,000,000,000	23,803,856
73	2. Drawdown of borrowings		4,904,681,000,000	194,583,869
74	3. Repayment of borrowings		(3,622,381,000,000)	(143,711,061)
80	Net cash flow from financing activities		1,882,300,000,000	74,676,664
90	NET CASH FLOW DURING THE PERIOD		143,281,548,579	5,684,422
101	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	39,391,151,275	1,562,769
101.1	Cash		39,391,151,275	1,562,769
101.2	Cash equivalents		-	-
103	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	182,672,699,854	7,247,191
103.1	Cash		182,672,699,854	7,247,191
103.2	Cash equivalents		-	-

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SUPPLEMENTAL INFORMATION (continued)
INTERIM CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2026

CASH FLOW FROM BROKERAGE AND TRUST ACTIVITIES OF CUSTOMERS

Code	ITEMS	Notes	For the six-month period ended 30 June 2026 VND	For the six-month period ended 30 June 2026 USD
	I. Cash flow from brokerage and trust activities of customers			
01	1. Cash receipts from disposal of brokerage securities of customers		5,370,038,037,043	213,046,022
02	2. Cash payments for purchase of brokerage securities of customers		(6,247,813,976,738)	(247,870,109)
07	3. Cash receipts for settlement of securities transactions of customers		7,912,793,104,103	313,924,982
08	4. Cash payment for settlement of securities transactions of customers		(7,064,930,094,226)	(280,287,634)
11	5. Cash payments for securities depository of customers		(597,576,164)	(23,708)
14	6. Cash receipts from the issuing securities organisations		111,533,499,805	4,424,879
15	7. Cash payments for the issuing securities organisations		(115,904,985,500)	(4,598,309)
20	Net decrease in cash during the period		(34,881,991,677)	(1,383,877)
30	II. Cash and cash equivalents of customers at the beginning of the period		89,427,772,686	3,547,877
31	Cash at banks at the beginning of the period		89,427,772,686	3,547,877
32	Investors' deposits managed by the Company for securities trading activities		50,174,900,886	1,990,594
34	Deposits for securities clearing and settlement		39,252,871,800	1,557,283
40	III. Cash and cash equivalents of customers at the end of the period		54,545,781,009	2,164,000
41	Cash at banks at the end of the period		54,545,781,009	2,164,000
42	Investors' deposits managed by the Company for securities trading activities		50,190,141,386	1,991,198
44	Deposits for securities clearing and settlement		4,355,639,623	172,802

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