

FINANCIAL STATEMENT

As at 30 June 2025

Unit: VND

Item	Code	Notes	30/06/2025	01/01/2025
ASSETS				
A	B	C	1	2
A. SHORT-TERM ASSETS	100		327,119,594,896	319,769,571,399
I. Financial Assets	110		326,466,366,200	318,170,503,898
1. Cash and cash equivalents	111	B.1	14,309,491,086	12,774,448,934
1.1. Cash	111.1		5,665,266,916	12,774,448,934
1.2. Cash equivalents	111.2		8,644,224,170	-
2. Financial assets are recorded through profit and loss (FVTPL)	112	B.3.1	4,105,784,090	2,014,991,480
3. Held to maturity investments (HTM)	113	B.3.2	298,300,000,000	296,893,117,809
7. Receivables	117	B.5	2,118,165,568	3,471,027,363
7.2 Receivables and expected receivables from dividends and interest on financial assets	117.2		2,118,165,568	3,471,027,363
7.2.2. Expected receivables from dividends and interest have not yet been received	117.4		2,118,165,568	3,471,027,363
8. Prepayments to suppliers	118		432,175,000	105,000,000
12. Other receivables	122	B.7	7,200,750,456	2,911,918,312
II. Other current assets	130		653,228,696	1,599,067,501
1. Advances	131	B.10	14,594,849	26,505,202
3. Short-term prepaid expenses	133	B.8	577,917,828	1,511,846,280
5. Deductible VAT	135	B.10	60,716,019	60,716,019
6. Taxes and other receivables from State budget	136	B.10	-	-
B. LONG-TERM ASSETS	200		45,988,592,561	49,132,904,043
I. Long-term financial assets	210		6,477,540,461	6,477,540,461
2. Investments	212		8,376,160,000	8,376,160,000
2.3. Investments in joint ventures, associates	212.3		-	-
2.4. Other long-term investments	212.4		8,376,160,000	8,376,160,000
3. Provision for devaluation of long-term investments	213		(1,898,619,539)	(1,898,619,539)
II. Fixed assets	220		570,960,265	1,426,087,198
1. Tangible fixed assets	221	B.16	11,793,600	23,587,200
- Historical costs	222		18,431,251,607	18,431,251,607
- Accumulated depreciation (*)	223a		(18,419,458,007)	(18,407,664,407)
3. Intangible fixed assets	227	B.17	559,166,665	1,402,499,998
- Historical costs	228		20,849,916,470	20,849,916,470
- Accumulated depreciation (*)	229a		(20,290,749,805)	(19,447,416,472)
III. Investment properties	230	B.18	27,854,631,108	28,830,741,156
- Historical costs	231		76,868,886,130	76,868,886,130
- Accumulated depreciation (*)	232a		(49,014,255,022)	(48,038,144,974)
IV. Long-term unfinished asset	240		-	-
V. Other long-term assets	250		11,085,460,727	12,398,535,228
1. Long-term pledges, mortgages or deposits	251	B.9	166,110,000	166,110,000
2. Long-term prepaid expenses	252	B.8	373,751,372	668,008,837
3. Deferred income tax assets	253	B.10	152,249,802	570,408,324
4. Money paid to the payment support fund	254	B.19	10,393,349,553	10,994,008,067

TOTAL ASSETS (270 = 100 + 200)	270		373,108,187,457	368,902,475,442
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FINANCIAL STATEMENT

As at 30 June 2025

(continued)

Unit: VND

Item	Code	Notes	30/06/2025	01/01/2025
CAPITAL				
A	B	C	1	2
C. LIABILITIES	300		4,453,901,382	6,058,027,293
I. Current liabilities	310		4,453,901,382	6,058,027,293
6. Payable for securities trading activities	318	B.11	13,950,185	13,975,570
8. Short-term trade payables	320	B.12	393,231,894	330,054,653
9. Short-term advances from customers	321		-	-
10. Taxes and other payables to State budget	322	B.13	1,105,560,000	1,963,447,582
11. Payables to employees	323		469,072,270	1,195,533,987
12. Employee benefit deductions	324		207,687,610	194,763,910
13. Short-term accrued expenses	325	B.14	147,724,356	205,131,126
17. Other short-term payables	329	B.15	866,875,788	845,821,186
19. Bonus and welfare fund	331		1,249,799,279	1,309,299,279
II. Long-term liabilities	340		-	-
D. OWNER'S EQUITY	400		368,654,286,075	362,844,448,149
I. Owner's equity	410		368,654,286,075	362,844,448,149
1. Contributed capital	411		329,999,800,000	329,999,800,000
1.1. Contributed capital	411.1		329,999,800,000	329,999,800,000
a. Ordinary shares with voting rights	411.1a		329,999,800,000	329,999,800,000
4. Reserve fund to supplement charter capital	414		5,879,833,400	5,879,833,400
5. Financial reserve and operational risk fund	415		5,879,833,400	5,879,833,400
7. Undistributed profit	417		26,894,819,275	21,084,981,349
7.1. Realized profit	417.1		24,268,887,910	20,339,383,956
7.2. Unrealized profit	417.2		2,625,931,365	745,597,393
II. Other capital and funds	420		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		373,108,187,457	368,902,475,442

OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS

Unit: VND

Item	Code	Notes	30/06/2025	01/01/2025
A	B		1	2
A. ASSETS OF THE SECURITIES COMPANY AND ASSETS MANAGED UNDER COMMITMENTS				
6. Circulation stocks	006		32,999,980	32,999,980
8. Financial assets listed/registered for trading at VSD of securities companies	008		2,681,490,000	2,681,270,000
<i>a. Financial assets are freely transferable</i>	008.1		-	
12. Financial assets not yet deposited at the securities company's VSD	012		5,420,000,000	5,420,000,000
B. ASSETS AND PAYABLES TO MANAGEMENT'S COMMITMENTS TO CUSTOMERS				
1. Financial assets listed/registered for trading at VSD of investors	021		320,118,960,000	405,264,510,000
<i>a. Financial assets are freely transferable</i>	021.1		319,786,960,000	405,070,740,000
<i>b. Financial assets with transfer restrictions</i>	021.2		-	-
<i>d. Financial assets awaiting payment</i>	021.5		332,000,000	193,770,000
<i>f. Financial assets waiting for loans</i>	021.6		-	-
2. Financial assets deposited at VSD and not yet traded by the investors	022		71,674,910,000	71,375,010,000
<i>a. Financial assets deposited at VSD and not yet traded, freely transferable</i>	022.1		348,740,000	48,840,000
<i>b. Financial assets have been deposited at VSD and have not yet been traded, with transfer restrictions</i>	022.2		71,326,170,000	71,326,170,000
7. Customer deposits	026		19,694,746,030	38,322,840,669
<i>7.1. Deposits for stock brokerage activities</i>	027		19,694,746,030	38,322,840,669
7.4. Deposits of securities issuers	030		-	-
8. Payables to investors for securities trading deposits according to the method managed by the securities company	031		19,694,746,030	38,322,840,669
<i>8.1. Payables to domestic investors for securities trading deposits according to the method managed by the securities company</i>	031.1		19,694,746,030	38,322,840,669

PREPARER

Đào Thu Thủy
Đào Thu Thủy

CHIEF ACCOUNTANT

Đào Thu Thủy
Đào Thu Thủy



Hà Nội, 18 July 2025
GENERAL DIRECTOR

TỔNG GIÁM ĐỐC
Nguyễn Phan Trung Kiên

HOA BINH SECURITIES JOINT STOCK COMPANY

Address: Floor 7+9, Building 46-48, Ba Trieu Street,
Hang Bai Ward, Hoan Kiem District, Ha Noi City

Form No.B02-CTCK

(Issued according to Circular No. 334/2016 /TT-BTC
on 27 December 2016 of The ministry of Finance)

ACTIVITY RESULTS REPORT**Quarter 2, 2025**

Item	Code	Notes	Quarter 2, 2025	Quarter 2, 2024	Accumulated from the beginning of the year to Quarter 2, 2025	Accumulated from the beginning of the year to Quarter 2, 2024
I. OPERATING REVENUE						
1.1. Gains from financial assets recognized through profit or loss (FVTPL)	01	C.2	2,091,485,710	2,591,254,717	2,091,521,210	4,950,148,247
<i>a. Gains from the sale of FVTPL financial assets</i>	<i>01.1</i>		-	3,702,332,969	-	3,702,332,969
<i>b. Increase in revaluation differences of financial assets FVTPL</i>	<i>01.2</i>		2,091,442,710	(1,111,136,002)	2,091,442,710	1,247,712,028
<i>c. Dividends and interest generated from financial assets FVTPL</i>	<i>01.3</i>		43,000	57,750	78,500	103,250
1.2. Gains from held-to-maturity (HTM) investments	02		3,538,930,635	3,088,991,798	6,578,412,677	7,394,593,741
1.6. Revenue from securities brokerage activities	06	C.1	61,149,592	31,734,435	142,376,193	98,640,268
1.11. Other operating income	11	C.2	3,296,159,071	2,667,903,397	6,226,043,788	5,104,064,350
Total operating revenue	20		8,987,725,008	8,379,884,347	15,038,353,868	17,547,446,606
II. OPERATING EXPENSES						
2.1. Losses from financial assets recognized through profit or loss (FVTPL)	21	C.4	650,100	5,762,320	650,100	5,762,320
<i>a. Losses from the sale of FVTPL financial assets</i>	<i>21.1</i>		-	-	-	-
<i>b. Decrease in revaluation differences of FVTPL financial assets</i>	<i>21.2</i>		650,100	5,762,320	650,100	5,762,320
<i>c. Transaction costs for purchasing FVTPL financial assets</i>	<i>21.3</i>		-	-	-	-
2.7. Expenses for securities brokerage activities	27	C.4	1,197,821,071	1,223,453,993	2,407,323,772	2,426,066,909
2.10. Expenses for securities custody services	30	C.4	54,672,641	55,385,676	98,660,918	100,416,149
Total operating expenses	40		1,253,143,812	1,284,601,989	2,506,634,790	2,532,245,378
III. FINANCIAL INCOME						
3.2. Revenue and accrued income from dividends and non-fixed bank deposits	42	C.3	102,313,210	820,905,203	141,346,147	839,710,682
Total financial income	50		102,313,210	820,905,203	141,346,147	839,710,682

IV. FINANCIAL EXPENSES						
4.4. Provision expenses for impairment of long-term financial investments	54	C.5	-	-	-	-
Total financial expenses	60		-	-	-	-
V. SELLING EXPENSES	61		-	-	-	-
VI. MANAGEMENT EXPENSES OF THE SECURITIES COMPANY	62	C.6	2,823,546,124	3,215,689,402	5,383,405,909	5,274,893,675
VII. OPERATING RESULTS	70		5,013,348,282	4,700,498,159	7,289,659,316	10,580,018,235
VIII. OTHER INCOME AND OTHER EXPENSES						
8.1 Other income	71	C.7	-	9,984	2	1,671,253
8.2 Other expenses	72	C.8	2,010,965	-	21,905,228	96,117,859
Total operating expenses	80		(2,010,965)	9,984	(21,905,226)	(94,446,606)
IX. TOTAL ACCOUNTING PROFIT BEFORE TAX	90		5,011,337,317	4,700,508,143	7,267,754,090	10,485,571,629
9.1. Realized profit	91		2,920,544,707	5,817,406,465	5,176,961,480	9,243,621,921
9.2. Unrealized profit	92		2,090,792,610	(1,116,898,322)	2,090,792,610	1,241,949,708
X. CORPORATE INCOME TAX EXPENSE	100	C.9	1,002,661,056	1,300,039,765	1,457,916,164	2,457,043,362
10.1. Current corporate income tax expense	100.1		584,502,534	1,163,469,743	1,039,757,642	1,848,703,734
10.2. Deferred corporate income tax expense	100.2		418,158,522	136,570,022	418,158,522	608,339,628
XI. ACCOUNTING PROFIT AFTER CORPORATE INCOME TAX	200		4,008,676,261	3,400,468,378	5,809,837,926	8,028,528,267
XIII. NET INCOME PER COMMON SHARE	500					
13.1. Basic earnings per share (VND/share)	501	C.10	121	76	176	216

PREPARER

Đào Thu Thủy
Đào Thu Thủy

CHIEF ACCOUNTANT

Đào Thu Thủy
Đào Thu Thủy

Hà Nội, 18 July, 2025

GENERAL DIRECTOR



Nguyễn Phan Trung Kiên
TỔNG GIÁM ĐỐC
Nguyễn Phan Trung Kiên

HOA BINH SECURITIES JOINT STOCK COMPANY

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Hang Bai Ward, Hoan Kiem District, Ha Noi City

Form No.B03-CTCK

(Issued according to Circular No. 334/2016 /TT-BTC
on 27 December 2016 of The Ministry of Finance)

CASH FLOW STATEMENT

(Under direct method)

Quarter 2, 2025

Item	Code	Notes	Accumulated from the beginning of the year to Quarter 2, 2025	Accumulated from the beginning of the year to Quarter 2, 2024
1	2	3	4	5
I. Cash Flows from Operating Activities				
1. Cash Paid for Purchase of Financial Assets	01		(298,300,000,000)	-
2. Cash Received from Sale of Financial Assets	02		300,416,116,942	-
4. Dividends Received	04		78,500	103,250
5. Interest Received	05		4,438,341,880	7,021,873,621
7. Cash Paid to Service Providers for Securities Companies	07		(110,376,200)	(103,526,916)
8. Cash Paid to Employees	08		(3,520,549,123)	(3,255,184,288)
9. Taxes Paid Related to Securities Company Operations	09		(2,308,961,568)	(2,938,125,470)
11. Other Cash Receipts from Operating Activities	11		3,085,178,015	7,911,882,800
12. Other Cash Payments for Operating Activities	12		(2,164,786,294)	3,314,815,427
Net cash flows from operating activities	20		1,535,042,152	11,951,838,424
II. Cash Flows from Investing Activities				
1. Cash paid for purchase and construction of fixed assets, investment properties, and other assets	21		-	-
2. Cash received from disposal and sale of fixed assets, investment properties, and other assets	22		-	-
3. Cash paid for capital contributions to Subsidiaries, Joint Ventures, Associates, and Other Investments	23		-	-
4. Cash received from withdrawal of capital contributions to Subsidiaries, Joint Ventures, Associates, and Other Investments	24		-	-
5. Cash received from dividends and profit sharing from long-term financial investments	25		-	-
Net cash flows from investing activities	30		-	-
III. Cash flows from financing activities				
1. Cash received from issuance of shares and capital contributions from owners	31		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	40		-	-
IV. Net increase/decrease in cash during the period	50		1,535,042,152	11,951,838,424
V. Cash and cash equivalents at the beginning of the period	60		12,774,448,934	15,507,366,798
Cash	61		12,774,448,934	3,507,366,798
Cash equivalents	62		-	12,000,000,000
VI. Cash and cash equivalents at the end of the period	70		14,309,491,086	27,459,205,222
Cash	71		5,665,266,916	10,459,205,222
Cash equivalents	72		8,644,224,170	17,000,000,000

CASH FLOWS FROM BROKERAGE AND CLIENT TRUST ACTIVITIES

Item	Code	Notes	Accumulated from the beginning of the year to Quarter 2, 2025	Accumulated from the beginning of the year to Quarter 2, 2024
A	B	C	1	2
I. Cash flows from brokerage and client trust activities				
1. Cash received from sale of securities brokered for clients	1		42,700,999,480	19,425,015,060
2. Cash paid for purchase of securities brokered for clients	2		(37,815,698,900)	(18,157,588,870)
7. Cash received as deposits for clients' securities transactions	7		(23,358,652,772)	(19,324,769,579)
12. Cash received from securities issuers	12		-	-
13. Cash paid to securities issuers	13		(154,742,447)	(416,248,895)
Net increase/decrease in cash during the period	20		(18,628,094,639)	(18,473,592,284)
II. Cash and cash equivalents at the beginning of the period for clients	30		38,322,840,669	27,323,964,480
Bank deposits at the beginning of the period:	31		38,322,840,669	27,323,964,480
- Deposits from Investors for Securities Transactions Managed by the Securities Company	32		38,322,840,669	27,323,964,480
Including term deposits				
- Deposits from Issuers	35		-	-
Including term deposits				
Cash Equivalents	36		-	-
Effect of exchange rate changes on foreign currency translation	37		-	-
III. Cash and cash equivalents at the end of the period for clients (40 = 20 + 30)	40		19,694,746,030	8,850,372,196
Bank deposits at the end of the period	41		19,694,746,030	8,850,372,196
- Deposits from Investors for Securities Transactions Managed by the Securities Company	42		19,694,746,030	8,850,372,196
Including term deposits				

PREPARER

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Đào Thu Thủy

CHIEF ACCOUNTANT

Đào Thu Thủy
Đào Thu Thủy

Hà Nội, 18 June 2025

GENERAL DIRECTOR



TỔNG GIÁM ĐỐC
Nguyễn Phan Trung Kiên

HOA BINH SECURITIES JOINT STOCK COMPANY

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Form No.B04-CTCK

(Issued according to Circular No. 334/2016 /TT-BTC
on 27 December 2016 of The ministry of Finance)

STATEMENT OF CHANGES IN OWNERS' EQUITY

As at 30 June 2025

ITEM	Balance at the beginning of the year		Increase/Decrease				Balance at the end of the year	
	Year 2024	Year 2025	Year 2024		Year 2025		Year 2024	Year 2025
			Increase	Decrease	Increase	Decrease		
A	1	2	3	4	5	6	7	8
I. Changes in owners' equity								
1. Contributed capital	329,999,800,000	329,999,800,000	-	-	-	-	329,999,800,000	329,999,800,000
1.1. Contributed capital	329,999,800,000	329,999,800,000	-	-	-	-	329,999,800,000	329,999,800,000
3. Reserve fund to supplement charter capital	4,991,340,768	5,879,833,400	-	-	-	-	5,879,833,400	5,879,833,400
4. Financial reserve and operational risk fund	4,991,340,768	5,879,833,400	-	-	-	-	5,879,833,400	5,879,833,400
8. Undistributed profit	79,953,887,416	21,084,981,349	8,028,528,255	68,665,437,896	5,809,837,926	-	21,084,981,349	26,894,819,275
8.1. Realized profit	78,359,606,098	20,339,383,956	6,786,578,547	68,665,437,896	3,929,503,954	-	20,339,383,956	24,268,887,910
8.2. Unrealized profit	1,594,281,318	745,597,393	1,241,949,708	-	1,880,333,972	-	745,597,393	2,625,931,365
Total	419,936,368,952	362,844,448,149	8,028,528,255	68,665,437,896	5,809,837,926	-	362,844,448,149	368,654,286,075

PREPARER

Đào Thu Thủy
Đào Thu Thủy

CHIEF ACCOUNTANT

Đào Thu Thủy
Đào Thu Thủy

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Form No.B05-CTCK

(Issued according to Circular No. 334/2016 /TT-BTC
on 27 December 2016 of The ministry of Finance)

NOTES TO THE FINANCIAL STATEMENT**Quarter 2, 2025****A. GENERAL INFORMATION****1.1. Characteristics of Securities Company operations**

Hoa Binh Securities Joint Stock Company was established and operates under Securities Business Establishment and Operation License No. 82/UBCK-GP issued by the State Securities Commission on 29 February 2008, and the Adjusted License for Establishment and Operation of the Securities Company No. 13/GPĐC-UBCK issued on 18 December 2013, by the Chairman of the State Securities Commission.

The company's headquarters is located on the floor 7+9, Building 46-48, Ba Trieu Street, Hang Bai Ward, Hoan Kiem District, Ha Noi City.

The Company's Charter of Operations was issued on 10 April 2010 and amended and supplemented on 01 April 2014.

The Company's charter capital is VND 329,999,800,000, equivalent to 32,999,980 shares, with a par value of VND 10,000 per share.

The Company's shares were officially listed for trading on the Hanoi Securities Trading Center (now the Hanoi Stock Exchange) on 06 July 2010 under the trading code HBS.

The Company's affiliated unit is as follows:

Unit Name: Branch in Ho Chi Minh City

Address: 3rd Floor, Vimedimex Hoa Binh Building - 246 Cong Quynh - Pham Ngu Lao - District 1 - Ho Chi Minh City.

1.2. Business activities

The Company's main activities are: securities Brokerage; securities proprietary trading; securities investment advisory; and securities underwriting.

2. ACCOUNTING REGIME AND POLICIES APPLIED BY THE COMPANY**2.1. Accounting period and currency used in accounting**

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

Currency Used in Accounting: Vietnamese Dong (VND)

2.2. Applied accounting standards and regime*Applied accounting regime*

The Company applies the Accounting Regime for Securities Companies issued under Circular No. 210/2014/TT-BTC dated 30 December 2014, by the Minister of Finance, guiding the accounting practices for Securities Companies (replacing Circular No. 95/2008/TT-BTC dated 24 October 2008, Decision No. 99/2000/QĐ-BTC dated 15 June 2000, and Circular No. 162/2010/TT-BTC dated 20 October 2010); and Circular No. 334/2016/TT-BTC dated 27 December 2016, by the Ministry of Finance, which amends, supplements, and replaces Appendices 02 and 04 of Circular 210/2014/TT-BTC.

Declaration of compliance with accounting standards and accounting regime

The Company has applied the Vietnamese accounting standards and the guiding documents issued by the State. The financial statements are prepared and presented in accordance with the provisions of each standard, the circulars guiding the implementation of the standards, and the currently applied accounting regime.

Accounting Method Applied

The Company applies a computerized accounting system.

2.3. Cash and cash equivalents

Cash and cash equivalents include cash on hand, operating deposits of the securities company, and short-term investments with maturities or recoverable periods of no more than 3 months. These investments are highly liquid, easily convertible into specific amounts of cash, and carry minimal risk of changes in value when converted to cash.

Deposits from investors for securities trading are presented in off-balance sheet items (off the statement of financial position).

2.4. Financial assets and financial liabilities*a) Initial Recognition**Financial assets*

The Company's financial assets include cash and cash equivalents, financial assets at fair value through profit or loss (FVTPL), loans, available-for-sale financial assets (AFS), and receivables.

At the time of initial recognition, financial assets are determined according to the purchase price/issuance cost plus other costs incurred directly related to the purchase and issuance of that financial asset, except for financial assets. Financial assets recorded through profit/loss (FVTPL) are determined only at the purchase price/issuance cost.

Financial liabilities

The Company's financial liabilities include loans, accounts payable to suppliers and other payables, and payable expenses. At the time of initial recognition, financial liabilities are determined at the issuance price plus additional costs directly related to the issuance of that financial liability.

b) Classification principles

+ Financial assets recorded through profit/loss (FVTPL): financial assets are classified according to FVTPL when those financial assets are held for the purpose of buying and selling on the financial market through operating activities. Actively research and analyze with the expectation of profit. When sold, financial assets classified in other groups need to be reclassified to FVTPL.

+ Financial assets FVTPL are debt instruments that upon maturity must be converted to recognition as receivables and provision made for bad debts (if any).

Types of loan commitments made:

- Margin trading contract;
- Advance contract for securities sales.

After initial recognition, loans are measured at amortized cost using the effective interest rate method, except for: loans and financial assets recorded at fair value through profit/loss ;

financial liabilities arising from the transfer of a financial asset that does not qualify for derecognition or where appropriate under the relevant continuing provisions; financial guarantee contracts.

Provision for impairment of loan value is set aside when the company incurs lending risks in lending operations in accordance with the provisions of the Securities Law due to customers' failure to perform or partial inability to perform, or all of its obligations under the loan commitment.

Provisions for impairment of loans include specific provisions and general provisions.

+ Available-for-sale financial assets (AFS): are non-derivative financial assets identified as available for sale or not classified as:

- Loans and receivables;
- Investments held to maturity;
- Financial assets recorded through profit/loss.

Financial assets are invested by the Company but have no short-term investment goals and even long-term goals have not been determined. Therefore, this is a limited type of financial asset classified in the Company's operations.

c) Principle of provision for devaluation

In 2016, the Accounting Law did not allow the application of the fair value principle, so the Company did not apply the fair value principle in recording the value of financial assets.

The Company makes provisions for devaluation of investments made at the end of the period specifically as follows:

- For financial assets recorded through profit and loss: the basis for provisioning is the difference between the original price of the investments accounted for in accounting books and their market value at the time of accounting, provisioning point;
- For financial assets available for sale: if the investment is in listed stocks or the fair value of the investment is reliably determined, the provision is based on the market value of the stock. ; If the investment's fair value cannot be determined at the time of reporting, the provision is based on that

Financial statements at the time of provisioning of the investee.

2.5. Investment real estate

For investment real estate for operating lease, it is recorded at cost, accumulated depreciation and residual value. In which depreciation is calculated according to the straight-line method with the estimated depreciation period as follows:

- | | |
|---------------------------------|---------|
| - Houses, architectural objects | 25 year |
| - Machinery and equipment | 06 year |

2.6. Fixed assets

Tangible fixed assets and intangible fixed assets are initially recorded at cost. During use, tangible fixed assets and intangible fixed assets are recorded at cost, accumulated depreciation and residual value.

Depreciation of fixed assets is calculated using the straight-line method with the estimated depreciation period as follows:

- | | |
|-----------------------|--------------|
| - Means of transport | 06 - 10 year |
| - Office equipment | 03 - 08 year |
| - Management software | 03 year |

2.7. Short-term receivables

Receivables and accruals of dividends and interest from financial assets: reflects all receivables and accruals of dividends and interest from financial assets in the Company's financial asset portfolio.

2.8. Prepaid expenses

Prepaid expenses that are only related to production and business costs of a fiscal year or a business cycle are recorded as short-term prepaid expenses and are included in business operating expenses in the fiscal year.

Expenses incurred in a fiscal year but related to business results of many accounting years are accounted for as long-term prepaid expenses to be gradually allocated to business results in each year. later accounting degree.

The calculation and allocation of long-term prepaid expenses into production and business costs of each accounting period is based on the nature and level of each type of cost to choose a reasonable method and allocation criteria. Prepaid expenses are gradually allocated to business operating expenses according to the straight-line method.

2.9. Short-term liabilities

Liabilities are tracked by payable object, payable currency and other factors according to the Company's management needs.

Accounts payable for securities trading activities: reflects the payment status of fees for business activities and securities services to the Stock Exchange and Vietnam Securities Depository Center (VSD), must be pay the Company's securities issuance agent.

2.10. Accrued expenses

Actual expenses that have not yet been incurred but are deducted in advance into business operating expenses during the period to ensure that when actual expenses arise do not cause sudden changes in business operating expenses on the basis of ensuring the principle of match between revenue and costs.

When those costs arise, if there is a difference with the deducted amount, the accountant will record additional costs or reduce costs corresponding to the difference.

2.11. Equity

Owner's investment capital is recorded according to the owner's actual contributed capital.

Realized profit is the difference between total revenue and income and total expenses included in the Company's Comprehensive Income Report accumulated during the period.

The amount of profit used for distribution to owners must be minus the amount of accumulated realized losses from the beginning of this period and the amount of unrealized losses accumulated up to the time of distributing profits to owners.

The distribution of the Company's profits to owners must be clear, transparent and in accordance with the provisions of enterprise, securities and other applicable laws relevant to securities companies. Securities company charter, Resolution of the General Meeting of Shareholders.

Realized profits are distributed to capital contributing members or shareholders after deducting tax obligations calculated on the income received.

2.12. Record revenue and income

Revenue from service provision

Revenue from rendering of services is recognized when the outcome of that transaction can be determined reliably. In case the provision of services involves many years, revenue is recognized in the year according to the results of the work completed on the date of preparing the Financial Status Report of that period.

The result of a service provision transaction is determined when the following conditions are met:

- Revenue is determined relatively reliably;
- Ability to gain economic benefits from the transaction providing that service;
- Determine the work completed on the date of preparing the Financial Status Report;
- Determine the costs incurred for the transaction and the costs to complete the service provision transaction.

The completed work of providing services is determined according to the method of evaluating completed work.

Income from securities trading

Income from selling FVTPL proprietary financial assets is determined as the difference between the selling price and cost price according to the number of FVTPL financial assets sold. Income from the sale of financial assets is realized income.

Income arising from FVTPL self-trading financial assets and loans includes: loan interest arising from loans in accordance with the provisions of the Securities Law; Dividends and distributed profits arising from stocks; Interest arising from fixed deposits.

Dividends and distributed profits arising from financial assets in the Company's investment portfolio: FVTPL, AFS are recorded when the company is entitled to receive dividends from established stock ownership.

2.13. Record operating expenses and

Expenses are recognized when they have the potential to reduce economic benefits at the time they arise or can be determined with certainty, regardless of whether they have been paid or not.

2.14. Record financial revenue

Financial revenue is revenue from non-fixed interest on bank deposits.

2.15. Taxes

Current tax

Tax assets and taxes payable for the current and prior accounting periods are determined by the amounts expected to be paid to (or recovered from) the tax authorities, based on tax rates and Tax laws are in effect until the end of the tax period.

2.16. Related parties

Parties are considered to be related if that party has the ability to control or exercise significant influence over the other party in making decisions about financial and operating policies. The Company's related parties include:

- Parties are considered related if that party has the ability to control or have significant influence over the other party in making decisions on financial and operating policies. The Company's related parties include:
- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, and close family members of individuals This;
- Enterprises where the above individuals directly or indirectly hold significant voting rights or have significant influence on the Company.

In considering each relationship of related parties to serve the preparation and presentation of financial statements, the Company pays attention to the nature of the relationship rather than the legal form of those relationships.

B. NOTES TO THE FINANCIAL STATEMENT

1. Cash and cash equivalents

	30/06/2025	01/01/2025
Cash on hand	-	-
Bank deposits for securities company operations	5,665,266,916	12,774,448,934
Cash equivalents	8,644,224,170	-
Total	14,309,491,086	12,774,448,934

2. Value of volume of securities transactions performed during the period

	Volume of transactions performed during the period	Value of transaction volume performed during the period
Investor		
- Stocks	1,159,860	19,725,936,620
Securities company		
- Stocks	-	-
Total	1,159,860	19,725,936,620

3. Types of financial assets

3.1 Financial assets are recorded through profit and loss (FVTPL)

	30/06/2025		01/01/2025	
	Book value	Reasonable value	Book value	Reasonable value
Listed stocks	1,470,488,572	4,105,140,510	1,470,488,572	2,014,374,980
Unlisted stocks	2,514,780	643,580	2,514,780	616,500
Total	1,473,003,352	4,105,784,090	1,473,003,352	2,014,991,480

3.2 Held to maturity investments (HTM)

	30/06/2025		01/01/2025	
	Book value	Reasonable value	Book value	Reasonable value
Deposits with a term of 3-12 months	298,300,000,000	-	230,774,104,110	-
Deposits with a term of over 12 months	-	-	66,119,013,699	-
Total	298,300,000,000	-	296,893,117,809	-

3.3 Long-term investments

30/06/2025

01/01/2025

	Book value	Reasonable value	Book value	Reasonable value
Vimedimex Hoa Binh Real Estate Company Limited	2,940,000,000	-	2,940,000,000	-
International Fund Management JSC	5,436,160,000	-	5,436,160,000	-
Total	8,376,160,000	-	8,376,160,000	-

4. Loan receivables

	30/06/2025		01/01/2025	
	Book value	Reasonable value	Book value	Reasonable value
Margin activities	-	-	-	-
Advance payment activities for securities sales	-	-	-	-
Total	-	-	-	-

5. Receivables

	30/06/2025	01/01/2025
Receivables from sale of financial assets	-	-
Receivable and accrual of dividends and interest on financial assets	2,118,165,568	3,471,027,363
<i>Dividends and interest must be receivable until the date of receipt</i>	-	-
<i>Estimated receipt of dividends and interest has not yet been received</i>	2,118,165,568	3,471,027,363
Total	2,118,165,568	3,471,027,363

6. Prepayments to suppliers

	30/06/2025	01/01/2025
Hanoi Stock Exchange	52,000,000	24,000,000
International Auditing And Valuation Company Limited	380,175,000	81,000,000
Total	432,175,000	105,000,000

7. Other receivables

	30/06/2025	01/01/2025
Vimedimex Medi-Pharma Joint Stock Company	6,226,043,788	2,888,946,628
Vimedimex Hoa Binh Real Estate Company Limited	976,110,048	-
Others	(1,403,380)	22,971,684
Total	7,200,750,456	2,911,918,312

8. Prepaid expenses

	30/06/2025	01/01/2025
Short-term	577,917,828	1,511,846,280
Chanel rental costs	-	20,981,400
Software maintenance cost	-	380,175,000
Oracle platform costs	282,917,828	285,638,685
Other costs	295,000,000	825,051,195
Long-term	373,751,372	668,008,837
Tools and equipment awaiting allocation	47,735,285	9,666,663
Cost of digital certificate, purchase of web domain name	51,523,583	8,285,890
Office renovation costs	274,492,504	650,056,284
Total	951,669,200	2,179,855,117

9. Pledges, mortgages or deposits

	30/06/2025	01/01/2025
Long-term		
Deposit for rental office	166,110,000	166,110,000
Total	166,110,000	166,110,000

10. Other assets

	30/06/2025	01/01/2025
Short-term	75,310,868	87,221,221

Advances	14,594,849	26,505,202
Deductible VAT	60,716,019	60,716,019
Taxes and other receivables from State budget	-	-
Long-term	152,249,802	570,408,324
Deferred income tax assets	152,249,802	570,408,324
Total	227,560,670	657,629,545

11. Payable for securities trading activities

	30/06/2025	01/01/2025
Payable to the Stock Exchange	1,655,077	708,536
Payable to the Securities Depository Center	13,460,969	13,267,034
Total	15,116,046	13,975,570

12. Trade payables

	30/06/2025	01/01/2025
Tong Yang Technique JSC	218,380,000	218,380,000
Hoang Hung International JSC	86,343,537	86,343,537
Others	88,508,357	25,331,116
Total	393,231,894	330,054,653

13. Taxes and other payables to State budget

	30/06/2025	01/01/2025
Personal income tax	74,287,963	33,407,688
Corporate income tax	1,031,272,037	1,930,039,894
Total	1,105,560,000	1,963,447,582

14. Accrued expenses

	30/06/2025	01/01/2025
Transmission costs and channel rental fees	48,537,872	51,932,493
Brokerage commission fees	-	2,441,500
Other expenses	99,186,484	150,757,133
Total	147,724,356	205,131,126

15. Other payables

	30/06/2025	01/01/2025
Payable dividends of Investors	866,875,788	845,821,186
Total	866,875,788	845,821,186

16. Increase or decrease in tangible fixed assets

Item	Machine, Equipment	Means of transport	Management equipment and tools	Total
Historical costs				
Balance at 01/01/2025	15,448,572,207	1,668,011,901	1,314,667,499	18,431,251,607
Buy within the year	-	-	-	-
Balance at 30/06/2025	15,448,572,207	1,668,011,901	1,314,667,499	18,431,251,607
Accumulated depreciation				
Balance at 01/01/2025	15,448,572,207	1,668,011,901	1,291,080,299	18,407,664,407
Depreciation during the year	-	-	11,793,600	11,793,600
Balance at 30/06/2025	15,448,572,207	1,668,011,901	1,302,873,899	18,419,458,007
Net carrying amount				
Balance at 01/01/2025	-	-	23,587,200	23,587,200
Balance at 30/06/2025	-	-	11,793,600	11,793,600

17. Increase or decrease in intangible fixed assets

Item	Transaction and accounting software	Other intangible fixed assets	Total
Historical costs			
Balance at 01/01/2025	20,062,361,650	787,554,820	20,849,916,470

Buy within the year	-	-	-
Balance at 30/06/2025	20,062,361,650	787,554,820	20,849,916,470
Accumulated depreciation			
Balance at 01/01/2025	18,687,361,649	760,054,823	19,447,416,472
Depreciation during the year	825,000,000	18,333,333	843,333,333
Balance at 30/06/2025	19,512,361,649	778,388,156	20,290,749,805
Net carrying amount			
Balance at 01/01/2025	1,375,000,001	27,499,997	1,402,499,998
Balance at 30/06/2025	550,000,001	9,166,664	559,166,665

18. Investment properties

Item	Houses	Housing and land use rights	Total
Historical costs			
Balance at 01/01/2025	51,538,610,342	25,330,275,788	76,868,886,130
Balance at 30/06/2025	51,538,610,342	25,330,275,788	76,868,886,130
Accumulated depreciation			
Balance at 01/01/2025	22,707,869,186	25,330,275,788	48,038,144,974
Depreciation during the year	976,110,048	-	976,110,048
Balance at 30/06/2025	23,683,979,234	25,330,275,788	49,014,255,022
Net carrying amount			
Balance at 01/01/2025	28,830,741,156	-	28,830,741,156
Balance at 30/06/2025	27,854,631,108	-	27,854,631,108

19. Money paid to the payment support fund

	30/06/2025	01/01/2025
Initial deposit	120,000,000	120,000,000
Additional payment	5,773,057,935	5,773,057,935
Accumulated interest	4,500,291,618	5,100,950,132
Total	10,393,349,553	10,994,008,067

C. NOTES TO THE ACTIVITY RESULTS REPORT

1. Revenue from securities brokerage operations

Types of revenue	Quarter 2	Year 2025 Accumulated until Quarter 2, 2025	Accumulated until Quarter 2, 2024
Interest from loan and receivable accounts	-	-	-
Revenue from securities brokerage operations	61,149,592	142,376,193	98,640,268
Total	61,149,592	142,376,193	98,640,268

2. Other revenue

Types of revenue	Quarter 2	Year 2025 Accumulated until Quarter 2, 2025	Accumulated until Quarter 2, 2024
Income from financial assets FVTPL	2,091,485,710	2,091,521,210	4,950,148,247
a. Gains from the sale of FVTPL financial assets	-	-	3,702,332,969
b. Increase in revaluation differences of financial assets FVTPL	2,091,442,710	2,091,442,710	1,247,712,028
c. Dividends and interest generated from financial assets FVTPL	43,000	78,500	103,250
Gains from held-to-maturity investments	3,538,930,635	6,578,412,677	7,394,593,741
Income from property rental	3,296,159,071	6,226,043,788	5,104,064,350
Total	8,926,575,416	14,895,977,675	17,448,806,338

3. Financial revenue

Types of revenue

Types of revenue	Year 2025		Accumulated until Quarter 2, 2024
	Quarter 2	Accumulated until Quarter 2, 2025	
Deposit interest revenue	102,313,210	141,346,147	839,710,682
Total	102,313,210	141,346,147	839,710,682

4. Business operating expenses

	Year 2025		Accumulated
	Quarter 2	Accumulated until	until Quarter 2,
		Quarter 2, 2025	2024
Expenses for securities brokerage activities	1,197,821,071	2,407,323,772	2,426,066,909
Expenses for securities custody services	54,672,641	98,660,918	100,416,149
Losses from financial assets recognized through profit or loss (FVTPL)	650,100	650,100	5,762,320
Total	1,253,143,812	2,506,634,790	2,532,245,378

5. Financial expenses

	Year 2025	Accumulated	
	Quarter 2	Accumulated until Quarter 2, 2025	until Quarter 2, 2024
Provision costs reduce the value of long-term financial investments	-	-	-
Total	-	-	-

6. Management expenses

	Year 2025	Accumulated	
	Quarter 2	Accumulated until Quarter 2, 2025	until Quarter 2, 2024
Salary expenses and salary-based payments	1,594,018,169	3,112,966,873	2,852,645,474
Office supplies costs	14,647,564	26,197,359	17,794,233
Cost of tools and equipment	-	-	-
Depreciation expenses	-	-	-
Taxes and fees	-	-	-
Cost of services purchased from outside	850,213,176	1,695,400,414	1,674,288,282
Other costs	364,667,215	548,841,263	730,165,686
Total	2,823,546,124	5,383,405,909	5,274,893,675

7. Other income

	Year 2025	Accumulated	
	Quarter 2	Accumulated until Quarter 2, 2025	until Quarter 2, 2024
Other income	-	2	1,671,253
Total	-	2	1,671,253

8. Other expenses

	Year 2025		Accumulated
	Quarter 2	Accumulated until	until Quarter 2,
		Quarter 2, 2025	2024
Other expenses	2,010,965	21,905,228	96,117,859
Total	2,010,965	21,905,228	96,117,859

9. Corporate income tax expenses

	Year 2025		Accumulated
	Quarter 2	Accumulated until	until Quarter 2,
		Quarter 2, 2025	2024
Total accounting profit before tax	5,011,337,317	7,267,754,090	10,485,571,629

Adjustments increased	-	-	-
- Remuneration of the Board of Directors	-	-	-
Reduced adjustments	2,090,835,610	2,090,871,110	1,241,949,708
- Dividends and profits are distributed	43,000	78,500	-
- Unrealized profits	2,090,792,610	2,090,792,610	1,241,949,708
Total taxable income	2,922,512,672	5,198,788,208	9,243,621,921
Corporate income tax rate	20%	20%	20%
Corporate income tax expense is calculated on taxable income and current tax rate	584,502,534	1,039,757,642	1,848,703,734
Deferred corporate income tax expense	418,158,522	418,158,522	608,339,628
Total corporate income tax expenses	1,002,661,056	1,457,916,164	2,457,043,362

10. Basic earnings per share

	Year 2025		Accumulated
	Quarter 2	Accumulated until Quarter 2, 2025	until Quarter 2, 2024
Total profit after tax	4,008,676,261	5,809,837,926	8,028,528,267
Bonus and welfare fund appropriated during the year	-	-	888,492,632
Profits allocated to common shares	4,008,676,261	5,809,837,926	7,140,035,635
Average common shares outstanding during the period	32,999,980	32,999,980	32,999,980
Basic earnings per share	121	176	216

Hà Nội, 18 July 2025

PREPARER

Đào Thu Thủy
Đào Thu Thủy

CHIEF ACCOUNTANT

Đào Thu Thủy
Đào Thu Thủy

GENERAL DIRECTOR



TỔNG GIÁM ĐỐC
Nguyễn Phan Trung Kiên