CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP UP SECURITIES JOINT STOCK COMPANY	CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM SOCIALIST REPUBLIC OF VIETNAM Độc lập – Tự do – Hạnh phúc Independence – Freedom – Happiness
Số: 483 /2026/CV-UPSC No. 483 /2026/CV-UPSC	*Hà Nội, ngày 17 tháng 07 năm 2026* *Hanoi, July 17 , 2026*

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GIAO DỊCH CHỨNG KHOÁN

INFORMATION DISCLOSURE ON THE ELECTRONIC PORTAL OF THE STATE SECURITIES COMMISSION AND STOCK EXCHANGES

Kính gửi (To):

- **Ủy ban Chứng khoán Nhà nước**
  State Securities Commission of Vietnam
- **Sở Giao dịch Chứng khoán Việt Nam**
  Vietnam Stock Exchange
- **Sở Giao dịch Chứng khoán Hà Nội**
  Hanoi Stock Exchange
- **Sở Giao dịch Chứng khoán TP Hồ Chí Minh**
  Ho Chi Minh City Stock Exchange

Công ty Cổ phần Chứng khoán UP

Digitally signed by Công ty Cổ phần Chứng khoán UP
DN: C=VN, S=HÀ NỘI, L=Quận Hai Bà Trưng, CN=Công ty Cổ phần Chứng khoán UP, OID.0.9.2342.19200300.100.1.1=MST:0102311942
Reason: I am the author of this document
Location:
Date: 2026-07-17 17:37:12
Foxit Reader Version: 9.0.1

Công ty: CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP (UPSC)

Company: UP SECURITIES JOINT STOCK COMPANY (UPSC)

Địa chỉ trụ sở chính: Tầng 8, Tòa nhà Hapro Building, số 11B Cát Linh, Phường Ô Chợ Dừa, Thành phố Hà Nội, Việt Nam.

Head Office Address: 8th Floor, Hapro Building, 11B Cat Linh, O Cho Dua Ward, Hanoi City, Vietnam.

Điện thoại: (024) 3 944 6666 **Fax:** (024) 3944 6969

Phone: (024) 3 944 6666 Fax: (024) 3944 6969

Email: info@upstock.com.vn

Người thực hiện công bố thông tin: Ông Hà Hải Định – Người được ủy quyền công bố thông tin.

Person in charge of information disclosure: Mr. Ha Hai Dinh – Representative authorized to disclose information.

Loại thông tin công bố:

☐ 24 giờ ☐ 72 giờ ☐ Bất thường ☐ Theo yêu cầu ☒ Định kỳ

Type of information disclosed::

☐ 24 hour ☐ 72 hours ☐ Irregular ☐ Upon request ☒ Periodic

Nội dung thông tin cần công bố:

Content of the disclosed information:

Công ty Cổ phần Chứng khoán UP công bố thông tin về **Báo cáo tài chính quý 2 năm 2026** bao gồm:

- *Báo cáo tài chính quý 2.2026*
- *Giải trình chênh lệch lợi nhuận*

UP Securities Joint Stock Company announces the disclosure of **The Financial Statements for the Second Quarter of 2026**, including:

- *Financial Statements of the second Quarter of 2026*
- *Explanation of Profit Discrepancies*

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 17 tháng 07 năm 2026 tại đường dẫn: https://upstock.com.vn

This information was disclosed on the Company's website on 17 July 2026 at the following link: https://upstock.com.vn.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby commit that the disclosed information is accurate and fully accountable under the law for its content.

Tài liệu đính kèm

- *BCTC Quý 2 Năm 2026*
- *Giải trình chênh lệch lợi nhuận*

Attached Documents:

- *Financial Statements of the second Quarter of 2026*
- *Explanation of Profit Discrepancies*

ĐẠI DIỆN TỔ CHỨC

ORGANZATION REPRESENTATIVE

Người được ủy quyền công bố thông tin

Representative authorized to disclose information

CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP

Hà Hải Định

UP Securities Joint Stock Company

FINANCIAL REPORT

For the accounting period ending June 30, 2026

HANOI, JULY 2026

Form B01a - Securities Company

STATEMENT OF FINANCIAL POSITION
As of June 30, 2026

Unit: VND

ASSETS	Codes	Notes	Ending balance VND	Beginning balance VND
A. CURRENT ASSETS (100 = 110+130)	**100**		**761,492,107,127**	**860,122,902,039**
I. Financial assets	**110**		**759,579,404,642**	**857,292,847,300**
1. Cash and cash equivalents	111	V.1.1.	32,975,077,259	189,221,177,937
1.1. Cash	111.1		12,704,989,547	19,221,177,937
1.2. Cash equivalents	111.2		20,270,087,712	170,000,000,000
2. Financial assets at fair value through profit/loss (FVTPL)	112		94,390,309,500	95,801,500,000
3. Held-to-maturity (HTM) investments	113		538,000,000,000	387,248,885,480
4. Lending	114	V.1.3	79,712,046,653	122,526,795,905
7. Receivables	117	V.1.4	11,537,530,102	58,608,811,122
7.1. Receivables from sale of financial assets	117.1		-	51,218,625,000
7.2. Receivables and accruals for dividends and interest on financial assets	117.2		11,537,530,102	7,390,186,122
7.2.2. Expected dividends and interest not yet received	117.4		11,537,530,102	7,390,186,122
8. Advances to supplier	118		2,905,813,207	3,175,998,807
9. Receivables from services provided by securities companies	119	V.1.4	58,627,921	709,678,049
II. Other current assets	**130**		**1,912,702,485**	**2,830,054,739**
1. Advances	131	V.1.5	4,500,000	4,500,000
2. Office supplies, tools, equipment	132		18,446,000	-
3. Short-term prepaid expenses	133	V.1.5	910,358,225	794,090,349
6. Taxes and receivable from the State Budget	136	V.1.10	979,398,260	2,031,464,390
B. NON-CURRENT ASSETS (200 = 210 + 220 + 230 + 240 + 250 - 260)	**200**		**51,112,379,496**	**53,972,389,135**
II. Fixed assets	**220**		**25,077,393,957**	**18,249,283,318**
1. Tangible fixed assets	221	V.1.7	11,354,533,035	12,244,253,515
- Historical cost	*222*		*16,937,547,903*	*16,902,640,496*
- Accumulated depreciation	*223a*		*(5,583,014,868)*	*(4,658,386,981)*
3. Intangible fixed assets	227	V.1.8	13,722,860,922	6,005,029,803
- Historical cost	228		*19,111,852,070*	*10,261,852,070*
- Accumulated depreciation	229a		*(5,388,991,148)*	*(4,256,822,267)*
III. Investment real estate	**230**		-	-
IV. Construction in progress	**240**		**4,149,840,000**	**12,159,840,000**
V. Other non-current assets	**250**		**21,885,145,539**	**23,563,265,817**
1. Long-term deposits, collaterals and pledges	251		1,622,498,080	1,622,498,080
2. Long-term prepaid expenses	252	V.1.5	5,949,008,116	7,608,378,401
3. Deferred income tax assets	253		-	260,281,089
4. Payment for Settlement Assistance Fund	254	V.1.6	14,313,639,343	14,072,108,247
VI. Provision for diminution in value of non-current assets	**260**		-	-
TOTAL ASSETS (270 = 100 + 200)	**270**		**812,604,486,623**	**914,095,291,174**

Form B01a - Securities Company

STATEMENT OF FINANCIAL POSITION
As of June 30, 2026

Unit : VND

LIABILITIES AND EQUITY	Codes	Notes	Ending balance VND	Beginning balance VND
C. LIABILITIES (300 = 310 + 340)	**300**		**465,705,483,967**	**580,251,867,171**
I. Current liabilities	**310**		**450,546,787,367**	**566,951,867,171**
1. Short-term borrowings and finance lease liabilities	311		439,100,000,000	552,449,939,000
1.1. Short-term borrowings	312		439,100,000,000	552,449,939,000
6. Payables for securities trading activities	318		115,455,006	257,260,634
8. Short-term trade payables	320		3,436,485,137	3,260,978,710
9. Short-term advances from customers	321		2,668,650,000	1,425,900,000
10. Taxes and payables to State Budget	322	V.1.10.	320,435,279	1,859,881,548
11. Payables to employees	323		64,158,307	309,479,732
12. Payment for employee's welfare and benefits	324		338,273,839	260,276,869
13. Short-term accrued expenses	325	V.1.11.	4,287,781,592	6,740,345,257
15. Short-term unrealized revenue	327		45,454,548	113,636,364
17. Other short-term payables	329	V.1.12.	170,093,659	274,169,057
II. Long-term liabilities	**340**		**15,158,696,600**	**13,300,000,000**
4. Long-term bond issuance	346		13,300,000,000	13,300,000,000
14. Deferred income tax payable	356		1,858,696,600	-
D. EQUITY (400 = 410 + 420)	**400**		**346,899,002,656**	**333,843,424,003**
I. Owner's Equity	**410**		**346,899,002,656**	**333,843,424,003**
1. Owner's contributed capital	411		**318,031,000,000**	**318,031,000,000**
1.1. Owner's contributed capital	411.1		323,746,000,000	323,746,000,000
a. Common shares with voting rights	411.1a		323,746,000,000	323,746,000,000
1.5 Shares premium (*)	411.5		(5,715,000,000)	(5,715,000,000)
5. Operational risk and financial reserve	415		124,282,981	124,282,981
6. Other Equity Funds	416		124,282,981	124,282,981
7. Retained earnings	417		28,619,436,694	15,563,858,041
7.1. Realized earnings after tax	*417.1*		*21,089,538,980*	*16,509,871,084*
7.2. Unrealized earnings	*417.2*		*7,529,897,714*	*(946,013,043)*
II. Other budgets and funds	**420**		-	-
TOTAL EQUITY & LIABILITIES (440 = 300 + 400)	**440**		**812,604,486,623**	**914,095,291,174**

Hanoi, July 17, 2026
UP SECURITIES JOINT STOCK COMPANY

Prepared by	Chief Accountant	Deputy General Director of Finance
Pham Thuy Dieu	Hoang Thi Mai Huong	Nguyen Van Ban

CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP
Ô CHỢ DỪA - T.P HÀ NỘI

Form B01a - Securities Company

STATEMENT OF FINANCIAL POSITION
As of June 30, 2026
(next)

OFF-BALANCE SHEET ITEMS	Codes	Notes	Ending balance VND	Beginning balance VND
A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENT				
6. Outstanding shares	006		32,057,100	32,057,100
7. Treasury stock	007		317,500	317,500
8. Listed financial assets/ securities trading registration at VSD of Securities Company	008		8,655,440,000	45,148,260,000
B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS				
1. Listed/registered financial assets for securities transaction at VSD of the Investor	021		1,669,277,740,000	711,658,800,000
a. Unrestricted financial assets	*021.1*		*624,299,430,000*	*663,238,090,000*
b. Restricted financial assets	*021.2*		*2,207,000,000*	*3,215,000,000*
c. Financial assets pledged for transactions	*021.3*		*948,304,310,000*	-
d. Blocked and detained financial assets	*021.4*		*91,230,500,000*	*40,754,710,000*
e. Financial assets awaiting for settlement	*021.5*		*3,236,500,000*	*4,451,000,000*
7. Deposits of customers	026		55,370,347,919	83,694,861,748
7.1 Investor's deposits for securities trading upon management method of Securities company	027		55,370,347,919	82,741,888,348
7.4. Deposits of securities issuers	030	V.1.15.	55,432,182,398	952,973,400
8. Deposits for securities trading upon management method of Securities company payable to investors	031		55,372,311,748	83,694,861,748
8.1. Deposits for securities trading upon management method of Securities company payable to domestic investors	031.1		55,372,282,021	83,694,832,051
8.2. Deposits for securities trading upon management method of Securities company payable to foreign investors	031.2		29,727	29,697
12. Must pay dividends, principal and interest on bonds	035	V.1.22.	59,870,650	-

Hanoi, July 17, 2026

UP Securities Joint Stock Company

Prepared by	**Chief Accountant**	**Deputy General Director of Finance**
Pham Thuy Dieu	**Hoang Thi Mai Huong**	**Nguyen Van Ban**

CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP

UP Securities Joint Stock Company
Address: 8th Floor, Hapro Building,
11B Cat Linh Street, O Cho Dua Ward, Hanoi

Form B02 - Securities Company

INCOME STATEMENT
Quarter II, 2026

Unit: VND

ITEMS	Codes	Notes	Quarter II, 2026	Quarter II, 2025	Accumulated from the beginning of the year to the end of this quarter This year	Accumulated from the beginning of the year to the end of this quarter Last year
I. OPERATING REVENUE						
1.1. Financial assets at fair value through profit or loss (FVTPL)	01		12,832,985,292	18,021,131,615	30,560,919,096	21,059,137,240
a. Profit from selling FVTPL	*01.1*		*5,393,743,121*	*12,997,982,850*	*21,067,488,709*	*12,997,982,850*
b. Increased due to revaluation of financial assets at fair value through profit or loss (FVTPL)	*01.2*		*7,179,954,500*	*100,000,000*	*8,977,704,360*	*101,140,000*
c. Dividends, profits from financial assets at fair value through profit or loss	*01.3*	*V.2.1.1*	*259,287,671*	*4,923,148,765*	*515,726,027*	*7,960,014,390*
1.2. Interest on held-to-maturity (HTM) investments	02	V.2.1.1	10,713,312,695	-	18,397,021,139	-
1.3. Interest on loans and receivables	03	V.2.1.1	3,488,447,199	1,868,828,446	7,409,535,405	2,466,203,505
1.6. Revenue from securities brokerage	06		2,192,706,429	2,994,666,561	34,637,775,016	3,548,282,362
1.8. Revenue from securities investment consulting services	08		-	13,275,000,000	-	13,275,000,000
1.9. Revenue from securities depository services	09		161,942,448	60,344,142	219,337,954	101,983,775
1.10. Revenue from financial consulting activities	10		260,829,723	1,122,571,956	924,576,347	1,319,571,956
1.11. Revenue from other operating income	11	V.2.1.2	-	194,924,997	-	389,849,994
Total operating revenue (20 = 01 -> 11)	**20**		**29,650,223,786**	**37,537,467,717**	**92,149,164,957**	**42,160,028,832**
2.1. Loss of financial assets at fair value through profit or loss (FVTPL)	21		(1,522,726,879)	3,075,225,000	22,936,793,569	4,540,273,000
a. Loss from selling FVTPL	*21.1*		*58,130,000*	*4,404,145,000*	*24,553,977,655*	*4,443,145,000*
b. Decrease due to revaluation of financial assets at fair value through profit or loss (FVTPL)	*21.2*		(1,580,856,879)	(1,328,920,000)	(1,617,184,086)	*97,128,000*
2.6. Self-employed operating costs	26		122,558,896	-	585,201,864	-
2.7. Securities brokerage activity expenses	27	V.2.4	3,580,564,647	585,694,685	8,315,819,345	3,399,893,126
2.9. Securities investment consulting expenses	29	V.2.4.	-	2,596,314,743	-	2,596,314,743
2.10. Securities depository activity expenses	30	V.2.4	145,795,120	83,812,659	217,090,163	132,643,875
2.11. Expenses of financial advisory activities	31	V.2.4	723,878,594	1,415,951,848	1,615,971,532	2,078,403,014
2.12. Expenses of other services	32	V.2.2	321,375	459,129	497,375	690,129
Total operating expenses (40 = 21 -> 32)	**40**		**3,050,391,753**	**7,757,458,064**	**33,671,373,848**	**12,748,217,887**
3.2. Revenue, accrual dividends, interest on unfixed bank deposits	42	V.2.3	36,270,901	67,685,819	96,099,568	72,461,178
Total revenue from financing activities (50 = 41à 44)	**50**		**36,270,901**	**67,685,819**	**96,099,568**	**72,461,178**
4.2. Interest expenses	52		16,002,344,266	6,961,127,277	28,944,233,986	8,001,922,239
4.5. Other financial costs	55		568,778,954	-	603,778,954	-
Total financial expenses (60 = 51 -> 55)	**60**		**16,571,123,220**	**6,961,127,277**	**29,548,012,940**	**8,001,922,239**
VI. GENERAL AND ADMINISTRATIVE EXPENSES	**62**		**6,201,159,639**	**7,379,669,477**	**12,641,944,439**	**14,584,608,872**
VII. OPERATION RESULTS (70 = 20 + 50 - 40 - 60 - 61 - 62)	**70**		**3,863,820,075**	**15,506,898,718**	**16,383,933,298**	**6,897,741,012**
VIII. OTHER INCOME AND EXPENSES				-		-
8.1 Other income	71		-	-	1,000,000	-
8.2 Other expenses	72		1,000,000	3,510,301	1,000,000	69,434,684
Total results of other activities (80 = 71 -> 72)	**80**		**(1,000,000)**	**(3,510,301)**	**-**	**(69,434,684)**
IX. TOTAL ACCOUNTING PROFIT BEFORE TAX (90 = 70 + 80)	**90**		**3,862,820,075**	**15,503,388,417**	**16,383,933,298**	**6,828,306,328**
9.1. Realized earnings	91		(4,897,991,304)	14,074,468,417	5,789,044,852	6,824,294,328
9.2. Unrealized earnings	92		8,760,811,379	1,428,920,000	10,594,888,446	4,012,000
X. CORPORATE INCOME TAX EXPENSES	**100**		**772,764,016**	**1,351,835,730**	**3,328,354,645**	**1,351,835,730**
10.1. Current corporate income tax expense	100.1	V.2.5	(979,398,260)	1,351,835,730	1,209,376,956	1,351,835,730
10.2. Deferred corporate income tax expense	100.2	V.2.5	1,752,162,276	-	2,118,977,689	-
XI. ACCOUNTING PROFIT AFTER CORPORATE INCOME TAX (200 = 90-100)	**200**		**3,090,056,059**	**14,151,552,687**	**13,055,578,653**	**5,476,470,598**
XIII. NET EARNINGS PER COMMON SHARE	**500**		**96.39**	**476.76**	**407.26**	**184.50**
13.1.Basic earnings per share (VND/1 share)	501		96.39	476.76	407.26	184.50

Hanoi, July 17, 2026
UP Securities Joint Stock Company
Deputy General Director of Finance

Prepared by	**Chief Accountant**	
Pham Thuy Dieu	**Hoang Thi Mai Huong**	**Nguyen Van Ban**

CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP
S.G.P: 58 - C.T
P. Ô CHỢ DỪA - TP. HÀ NỘI

Form B03b - Securities Company

STATEMENT OF CASH FLOW

(By indirect method)

Quarter II, 2026

Unit: VND

	Items	Codes	Notes	Accumulated from the beginning of the year to the end of this quarter This year	Accumulated from the beginning of the year to the end of this quarter Last year
I.	**Cash flow from operating activities**				
1.	***Profit before corporate income tax***	***01***		**16,383,933,298**	**6,828,306,328**
2.	***Adjustments for the following items:***	***02***		**19,463,500,652**	**4,212,684,834**
	- Depreciation of fixed assets	03		2,056,796,768	1,025,701,130
	- Borrowing interest	06		28,944,233,986	8,001,922,239
	- Interest income	08		(11,537,530,102)	(4,814,938,535)
3.	***Increase in non-cash expenses***	***10***		**(1,617,184,086)**	**97,128,000**
	- Loss from revaluation of financial assets at fair value through profit or loss (FVTPL)	11		(1,617,184,086)	97,128,000
4.	***Decrease in non-cash revenues***	***18***		**(8,977,704,360)**	**(101,140,000)**
	- Gain from revaluation of financial assets at fair value through profit or loss (FVTPL)	19		(8,977,704,360)	(101,140,000)
5.	***Profit before operating activities before changes in working capital***	**30**		**(67,273,799,775)**	**(596,468,375,894)**
	- Increase (decrease) in financial assets recognized through profit/loss at FVTPL	31		12,006,078,946	(16,977,200,000)
	- Increase (decrease) in Held-to-Maturity (HTM) Investments	32		(150,751,114,520)	(514,600,000,000)
	- Increase (decrease) Loans	33		42,814,749,252	(61,805,469,360)
	(-) Increase, (+) decrease in receivables from sale of financial assets	35		51,218,625,000	-
	(-) Increase, (+) decrease in receivables and accruals from dividend and interest income of financial assets	36		(4,147,343,980)	(3,736,700,667)
	(-) Increase, (+) decrease in receivables from services provided by securities company	37		1,892,800,128	687,170,496
	(-) Increase, (+) decrease in other receivables	39		-	105,619,966
	- Increase (decrease) in other assets	40		(18,446,000)	63,556,552
	- Increase (decrease) in payable expenses (excluding interest expenses)	41		(2,300,820,162)	4,411,319,130
	Increase (decrease) prepaid expenses	42		1,543,102,409	(3,419,973,542)
	(-) Corporate income tax paid	43		(157,310,826)	-
	(-) Interest paid	44		(29,095,977,489)	(8,001,922,239)
	Increase (decrease) in Trade accounts payable	45		303,886,399	1,475,601,593
	Increase (decrease) in amounts paid for employees	46		77,996,970	91,660,237
	Increase (decrease) in tax and other payables to the State (excluding CIT paid)	47		(1,539,446,269)	339,280,511
	Increase (decrease) in payables to employees	48		(245,321,425)	88,731,514
	Increase (decrease) in other payables	50		(104,075,398)	54,396,418
	Other cash inflows for operating activities	51		11,470,348,286	5,535,253,488
	Other cash outflows for operating activities	52		(241,531,096)	(779,699,991)
	Net cash flow from operating activities	***60***		**(42,021,254,271)**	**(585,431,396,732)**
1.	Acquisition and construction of fixed assets and other non-current assets	61		(874,907,407)	(11,165,533,930)
	Net cash flow from investing activities	***70***		**(874,907,407)**	**(11,165,533,930)**
III	**Cash flows from financing activities**				
3.	Original loans	73		1,548,912,094,984	655,089,249,999
3.2	*Other loans*	*73.2*		1,548,912,094,984	655,089,249,999
4.	Repayment of principal	74		(1,662,262,033,984)	(178,319,999,999)
4.3	Other loan principal payments	74.3		(1,662,262,033,984)	(178,319,999,999)
	Net cash flow from financing activities	***80***		**(113,349,939,000)**	**476,769,250,000**

Form B03b - Securities Company

STATEMENT OF CASH FLOW

(By indirect method)

Quarter II, 2026

Unit: VND

Items	Codes	Notes	Accumulated from the beginning of the year to the end of this quarter This year	Accumulated from the beginning of the year to the end of this quarter Last year
IV. **Increase (Decrease) in net cash in the period**	**90**		**(156,246,100,678)**	**(119,827,680,662)**
V. **Opening cash and cash equivalents**	**101**		**189,221,177,937**	**273,156,284,309**
- Cash	101.1		19,221,177,937	37,254,556,343
- Cash equivalents	101.2		170,000,000,000	235,901,727,966
VI. **Closing cash and cash equivalents**	**103**	**V.1.1.**	**32,975,077,259**	**153,328,603,647**
- Cash	103.1		12,704,989,547	79,478,324,661
- Cash equivalents	103.2		20,270,087,712	73,850,278,986
CASH FLOW SECTION OF BROKERAGE AND CUSTOMER TRUST ACTIVITIES				
I. **Cash flow from securities brokerage, trust activities**				
1. Proceeds from disposal of brokerage securities of customers	01		795,479,414,984	1,138,467,504,300
2. Cash payments for acquisition of brokerage securities transactions of customers	02		(659,344,189,654)	(1,208,007,117,500)
7. Cash receipts for settlement of securities transactions of customers	07		659,344,189,654	1,208,007,117,500
8. Payment for securities transactions of customer	08		(822,630,338,291)	(1,003,906,627,691)
11. Payment of securities custody fees of customer	11		(220,672,122)	107,348,759
14. Receipts from securities issuers	14		13,795,857,104	17,540,173,499
15. Payments to securities issuers	15		(14,686,941,025)	(17,540,173,002)
Increase/decrease in net cash in the period	***20***		**(28,262,679,350)**	**134,668,225,865**
II. **Opening clients' cash and cash equivalents**	**30**		**83,694,861,748**	**21,905,200,631**
Opening cash in bank	31		83,694,861,748	21,905,200,631
Investor's deposit for securities transactions under the method of Securities Company management	32		82,741,888,348	21,904,200,631
Issuer Deposits	35		952,973,400	1,000,000
III. **Closing clients' cash and cash equivalents**	**40**		**55,432,182,398**	**156,573,426,496**
Closing cask in bank	41		55,432,182,398	156,573,426,496
Investor's deposit for securities transactions under the method of Securities Company management	42		55,370,347,919	156,571,425,834
Issuer Deposits	45		61,834,479	2,000,662

Hanoi, July 17, 2026

UP Securities Joint Stock Company

Prepared by	Chief Accountant	Deputy General Director of Finance
Pham Thuy Dieu	**Hoang Thi Mai Huong**	**Nguyen Van Ban**

CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP
P. Ô CHỢ DỪA - T.P HÀ NỘI

Form B04a - Securities Company

STATEMENT OF EQUITY CHANGES

For the accounting period ending June 30, 2026

Unit: VND

Items	Notes	Opening balance		Increase/decrease				Closing balance	
				Year 2025		Year 2026			
		01/01/2025	01/01/2026	Increase	Reduce	Increase	Reduce	30/06/2025	30/06/2026
I. Changes in owner's									
1. Owner's contributed capital		300,000,000,000	323,746,000,000	-	-	-	-	300,000,000,000	323,746,000,000
1.1. Ordinary shares with voting rights		300,000,000,000	323,746,000,000	-	-	-	-	300,000,000,000	323,746,000,000
2. Treasury stock		(5,715,000,000)	(5,715,000,000)	-	-	-	-	(5,715,000,000)	(5,715,000,000)
4. Funds of financial reserve and accounting activity risk		124,282,981	124,282,981	-	-	-	-	124,282,981	124,282,981
7. Other Equity Funds		124,282,981	124,282,981	-	-	-	-	124,282,981	124,282,981
8. Retained earnings		25,031,712,038	15,563,858,041	5,476,560,598	-	13,055,578,653	-	30,508,272,636	28,619,436,694
8.1. Realized earnings after tax		*24,936,600,724*	*16,509,871,084*	*5,472,548,598*	-	*4,579,667,896*	-	*30,409,149,322*	*21,089,538,980*
8.2. Unrealized earnings		*95,111,314*	*(946,013,043)*	*4,012,000*	-	*8,475,910,757*	-	*99,123,314*	*7,529,897,714*
Total		**319,565,278,000**	**333,843,424,003**	**5,476,560,598**	-	**13,055,578,653**	-	**325,041,838,598**	**346,899,002,656**

Hanoi, July 17, 2026

Prepared by	Chief Accountant	UP Securities Joint Stock Company Deputy General Director of Finance
Pham Thuy Dieu	**Hoang Thi Mai Huong**	**Nguyen Van Ban**

CÔNG TY CỔ PHẦN CHỨNG KHOÁN UP
P. Ô CHỢ DỪA, TP HÀ NỘI

NOTES TO THE SEPARATE FINANCIAL STATEMENTS *(next)*

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

I. CHARACTERISTICS OF BUSINESS ACTIVITIES

1. Form of capital ownership

UP Securities Joint Stock Company was established and operated in Vietnam under the Business Registration Certificate No. 0102311942 issued by the Hanoi Department of Planning and Investment for the first time on July 6, 2007 and amended for the 14th time on November 28, 2025 ; License for establishment and securities business operation No. 58 /UBCK-GPHDKD issued by the State Securities Commission on July 6, 2007. The most recent change is the License to adjust the "License for establishment and securities business operation " No.121 / GPDC - UBCK dated November 13, 2025.

The Company's head office is located at: 8th Floor, Hapro Building, 11B Cat Linh, O Cho Dua Ward, Hanoi City.

According to the adjusted operating license No.121/GPĐC-UBCK dated November 13, 2025:

- Registered charter capital: **323.746.000.000 VND**
- Price per share: 10.000 đồng

The Securities Company Charter was newly issued on March 16, 2026.

2. Business Field

The Company's main business areas are:
- Securities brokerage;
- Proprietary trading;
- Securities depository;
- Securities issuance guarantee;
- Securities investment consulting and corporate finance consulting./.

3. Borrowing, lending and investment

Borrowing restrictions

Under Article 26 of Circular No. 121/2020/TT-BTC issued by the Ministry of Finance on December 31, 2020:

- Total liability of a securities company is not over 5 times more than its equity. Total liability prescribed herein does not include the followings:

a) Clients' funds held in trust for trading of stocks;

b) Award and welfare fund;

c) Redundancy or lay-off provisions;

d) Provisions for compensation for investor's losses:

- The maximum short-term liability of a securities company is equal to total short-term asset.

- Securities companies offering securities for sale shall comply with the regulations in Article 31 of Law on Securities, and the decree elaborating on the implementation of several articles of Law on Securities, Laws on Issuance of Corporate Securities, and shall comply with the ratio prescribed in clause 1 and 2 of this Article

Lending restrictions

Under Article 27 of Circular No. 121/2020/TT-BTC issued by the Ministry of Finance on December 31, 2020:

Except as provided by clause 1 of Article 86 in Law on Securities, securities companies are not allowed to lend money or securities in any form..

- Securities companies are not allowed to put up money or assets in their or clients' ownership as security for third-party payment obligations

- Securities companies are not allowed to offer loans in any form to owners, major shareholders, members of the Supervisory Boards, members of the Boards of Management, members of the Members' Council, members of the Boards of Directors, Chief Accountants, other office holders appointed by the Boards of Management and relatives of the aforesaid persons

- Securities companies which are allowed to perform trades on margin in accordance with laws can lend money to clients to buy securities in the form of margin trading under the guidance of the Ministry of Finance.

- Securities companies may lend securities to correct transaction errors, or perform swaps of exchange traded funds or other transactions in accordance with relevant laws.

Investment restrictions

Under Article 28 of Circular No. 121/2020/TT-BTC issued by the Ministry of Finance on December 31, 2020:

- Securities companies are not allowed to buy, contribute capital to buy real estate, unless they are used as head offices, branches or transaction offices directly performing services of Securities companies.

- Securities companies can buy and invest in real property as prescribed in clause 1 of this Article and fixed assets on condition that the residual value of fixed assets and real property does not exceed 50% of their total asset.

- Total investment in corporate bonds by a securities company does not exceed 70% of its equity. Securities companies obtaining licenses for the proprietary trading of securities may buy back listed bonds according to relevant regulations on bond repurchases.

- A securities company is not allowed to directly perform, or give trust to other entity or person to perform the following acts:

a) Holding stocks of or making capital contribution to any company owning more than 50% of the former's charter capital, except in case of buying the odd lot of stocks upon the client's request;

b) Joining with related persons to own at least 5% of the charter capital of another securities company;

c) Holding over 20% of total number of outstanding shares or fund certificates of a listed entity;

d) Holding over 15% of total outstanding shares or fund certificates of an unlisted entity. This restriction shall not be applied to member fund certificates, exchange traded funds and open-ended funds;

e) Investing or contributing over 10% of total contributed capital of a limited liability company or business project;

f) Investing or contributing over 15% of total equity of a business entity or project;

g) Investing more than 70% of equity in stocks, share capital and business projects, including more than 20% of equity which is invested in unlisted stocks, share capital and business projects.

- A securities company is established or acquires a fund management company as a subsidiary. In this case, the securities company does not have to comply with the provisions in Points c, d and dd, Clause 4 of this Article. A securities company planning to establish or acquire a fund management company as a subsidiary must satisfy the following conditions:

a) The equity capital after contributing capital to establish or acquire a fund management company must be at least equal to the minimum charter capital for the business operations the company is performing;

b) The ratio of available capital after contributing capital to establish and acquire a fund management company must reach at least 180%;

c) After contributing capital to establish or acquire a fund management company, a securities company must ensure compliance with the debt restrictions prescribed in Article 26 of this Circular and the investment restrictions prescribed in Clause 3 of this Article and Point e, Clause 4 of this Article.

- In case a securities company invests beyond the limit due to underwriting in the form of a firm commitment, due to consolidation, merger or changes in assets or equity of the securities company or capital contributing organization, the securities company must apply necessary measures to comply with the investment limit as prescribed in Clauses 2, 3 and 4 of this Article within a maximum period of 01 year.

II. Basis for preparing financial statements and accounting period

1. Basis for preparing financial statements

The Company's financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with Vietnamese accounting standards, accounting regime for enterprises, accounting regime applicable to securities companies and legal regulations related to the preparation and presentation of financial statements of securities companies.

2. Fiscal year

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

III. Accounting standards and regimes applied

1. Applicable Accounting Standards and Regimes

The Company applies Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime, Accounting Regime applicable to Securities Companies issued under Circular 210/2014/TT-BTC dated December 30, 2014 (Circular 210) of the Ministry of Finance on Accounting Guidance applicable to Securities Companies and Circular No. 334/2016/TT-BTC (Circular 334) dated December 27, 2016 "Amending, supplementing and replacing Appendices 02 and 04 of Circular 210 of the Ministry of Finance guiding accounting applicable to securities companies".

2. Statement on Compliance with Accounting Standards and Accounting Regime

The Company's financial statements are prepared and presented in compliance with the requirements of Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting Regime, the Accounting Regime applicable to securities companies and legal regulations related to the preparation and presentation of the Financial Statements of the Securities Company.

IV. Summary of significant accounting policies

1. Accounting estimates

The preparation of financial statements in compliance with Vietnamese accounting standards, accounting regimes for enterprises, accounting regimes applicable to securities companies and legal regulations related to the preparation and presentation of financial statements requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of financial statements as well as the reported figures on revenues and expenses during the period. Although accounting estimates are made with all the knowledge of the Board of Directors, the actual figures may differ from the estimates and assumptions made.

2. Principles of recording cash

Capital recognition in cash

Operating deposits of securities companies (SCs)

Cash is a synthetic indicator reflecting the total amount of money available to the enterprise at the reporting time, including cash in the enterprise's fund, non-term bank deposits and clearing and payment deposits for securities transactions (of securities companies), with high liquidity, easy to convert into cash and low risk related to value fluctuations.

Investors' deposits for securities transactions, deposits of other issuers and investors' deposits for clearing and payment of securities transactions are presented in indicators outside the financial situation report (off-balance sheet).

Investor deposits

Investor deposits are customer deposits for securities trading under the management method of the securities company.

Deposits for sale of issued securities

Deposits for securities issuers reflect deposits collected from the sale of underwritten securities at commercial banks designated by securities companies performing the function of securities underwriting organizations (main or secondary underwriters) (including money collected from securities sales agents). Deposits for the sale of underwritten securities will be settled upon completion of underwriting activities with the Issuer or with the main underwriter.

Deposits for clearing and settlement of securities transactions

Deposits for clearing and settlement of securities transactions are deposits ready to participate in clearing and settlement between the Securities Company and the customer on day T+2 at the request of the Securities Depository Center to pay for buying and selling securities according to the net clearing results.

3. Principles and methods of accounting for financial assets recognized through profit and loss, loans and receivables

3.1 Principles for classifying financial assets and financial liabilities in the Company's Investment Portfolio

Financial asset classification principles: (FVTPL, HTM, Loans, AFS)

Financial assets recognized through profit or loss are included in the company's financial assets portfolio

Financial assets recognized through profit/loss in the Company's financial assets portfolio (FVTPL) are financial assets that satisfy one of the following conditions:

a) Financial assets are classified as held for trading. Financial assets are classified as held for trading securities if:

- Purchased or created mainly for the purpose of resale/repurchase in the short term;

- There is evidence of trading in the instrument for short-term profit; or

- Derivative financial instruments (except for derivative financial instruments that are identified as a financial

b) At initial recognition, identified financial assets would be more appropriately presented if classified as FVTPL financial assets for one of the following reasons:

- Classification as FVTPL financial assets eliminates or significantly reduces inconsistencies in the recognition or measurement of financial assets on different bases.

- Financial assets are a group of financial assets that are managed and the performance of which is assessed on a fair value basis in accordance with the company's risk management policy or investment strategy.

These financial assets often include: stocks, bonds, monetary instruments, derivatives (for hedging purposes).

Financial assets are classified out of FVTPL in the following cases: the financial asset is a loan or receivable if the purpose is determined to be held for a specified period in the future or until maturity or the financial asset is a deposit classified into the cash and cash equivalents group.

When selling financial assets that are not FVTPL financial assets, securities companies must reclassify financial assets from other types of assets related to FVTPL financial assets. The revaluation differences of financial assets currently tracked in the item "Revaluation differences of assets at fair value" will be recorded in the corresponding or expense account at the date of reclassification of financial assets when selling.

Non-derivative FVTPL financial assets that are not required to be classified as FVTPL financial assets upon initial recognition may be reclassified to loans and receivables in certain special cases or to cash and cash equivalents if they meet the criteria for classification into such groups. Gains and losses recognized on revaluation of FVTPL financial assets before the reclassification date are not reversed.

FVTPL financial assets are instruments that, upon maturity, must be transferred to receivables and provisioned for as doubtful receivables (if any).

Loans

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

- Those that the Company intends to sell immediately or in the near future are classified as held for trading, and those that the Company upon initial recognition designates as being measured at fair value through profit or loss;

- Those that the Company upon initial recognition designates as available-for-sale; or

- Those for which the holder can recover considerably all of its initial investment, other than because of credit deterioration, are classified as available-for-sale.

3.2 Principles of recognition and accounting methods for recording the revaluation value of investments at market value or fair value or original cost

Financial assets recognized through profit or loss are included in the company's financial assets portfolio

FVTPL financial assets are recognized at the cost of securities purchased (historical cost). The cost of purchasing FVTPL financial assets is recognized into trading cost of the financial assets on the income statement as incurred.

After the initial recognition, FVTPL financial assets are recognized at the market value. Any gain or loss incurred from changes in value of these financial assets shall be classified as part of FVTPL group and recognized into the income statement.

At the end of the accounting period, FVTPL financial assets listed as Financial assets of the securities company shall be re-valued at the market price or fair value (in case no market price is available)

At the first re-valuation, the fair value of FVTPL financial assets listed as financial assets of the securities company are recorded into Account 1212 "Difference on re-valuation" as the difference between re-valued amount of FVTPL financial assets at the re-valuation time at the market price or fair value and the initial purchase price of the FVTPL financial assets listed as financial assets of the securities company.

For the presentation of the statement of financial position, the Item "FVTPL financial assets" is recorded at net amount (The item is computed as follows: FVTPL financial assets = Debit Balance on Account 1211 "Purchase price" plus (+) Debit Balance on Account 1212 "Increase due to-re-valuation of FVTPL financial assets" or minus (-) Credit Balance on Account 1212 "Decrease due to re-valuation of FVTPL financial assets" for FVTPL financial assets listed as financial assets of the securities company).

The representation of FVTPL financial assets listed as financial assets of the securities company in Notes to the financial statements shall be made with 3 norms: Purchase price, Re-valued amount and Net value (Purchase price +/- re-valued amount) for all groups of FVTPL financial assets.

Increase or decrease due to re-valuation of FVTPL financial assets FVTPL financial assets listed as financial assets of the securities company is recorded on the no-offsetting principle and represented in the income statement with 2 norms:

Decrease due to re-valuation of FVTPL financial assets is recorded as "Loss and cost of proprietary trading FVTPL financial assets", detailed for "Decrease due to re-valuation of FVTPL financial assets".

Increase due to re-valuation of FVTPL financial assets is recorded into the norm "Income", detailed for "Increase due to re-valuation of FVTPL financial assets".

Increase or decrease difference due to re-valuation of FVTPL financial assets listed as financial assets of securities

Loans

Loans are initially recorded at cost (disbursed amount of the loan). After initial recognition, loans are recorded at amortized cost using the effective interest method.

The amortized cost of loans is determined by the initial recognition value of the financial asset minus principal repayments plus (minus) the cumulative amortization using the effective interest method of the difference between the initial recognition value and the maturity value, minus any reductions in provisions for impairment or uncollectibility (if any).

Loans are reviewed for impairment at the reporting date. Provisions for loans are made based on the estimated loss, calculated as the difference between the market value of the securities used as collateral for the loan and the balance of that loan. Increases or decreases in the provision account balance are recorded in the Income Statement debt under the item "Provision expenses for financial assets, handling of bads, deterioration losses of financial assets and borrowing costs of loans".

3.3.

Fair value of financial assets

The market/fair value of financial assets is determined on the following bases:

- The market value of securities listed on the Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange is the closing price on the most recent trading day up to the date of securities valuation.

For securities of companies that are not listed on the stock market but have registered for trading on the trading market of unlisted public companies and state-owned enterprises that carry out equitization in the form of public offering of securities (Upcom), the actual price of securities on the market is determined as the average reference price in the 30 most recent consecutive trading days before the time of preparing the annual financial statements announced by the Stock Exchange.

- For listed securities that are cancelled or suspended from trading or cease trading from the sixth trading day onwards, the actual stock price is the book value on the date of the most recent Financial Statement.

For unlisted and unregistered securities traded on the unlisted public companies trading market (UPCom), the actual market price of securities is the average price of actual transaction prices as reported by three (3) securities companies that transacted at the time closest to the time of securities valuation.

- Securities that do not have reference prices from the above sources will be assessed at fair value based on a review of the financial situation and book value of the issuer on the date closest to the securities assessment date.

- Securities whose market value is not determined by the above methods will not be subject to provision.

4. Principles of recording and depreciation methods of fixed assets

4.1. Principles of recognition and depreciation methods of tangible fixed assets

Tangible fixed assets are recorded at original cost, reflected in the Statement of Financial Position according to the indicators of original cost, accumulated depreciation and residual value.

The initial cost of a tangible fixed asset purchased comprises its purchase price (net of trade discounts or rebates), any taxes and any directly attributable costs of bringing the asset to its working condition for its intended use.

Expenses incurred after the initial recognition of tangible fixed assets are recorded as an increase in the original cost of the asset when these expenses certainly increase future economic benefits. Expenses incurred that do not satisfy the above conditions are recorded by the Company as production and business expenses in the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. For accounting purpose, tangible fixed assets are categorized by nature and purpose of use in the Company's production process, as follows:

Property Type	*Number of Years*
- Management equipment and tools	04 - 08
- Other fixed assets	08

4.2 Principles of recognition and depreciation methods of intangible fixed assets

Intangible fixed assets are recorded at original cost, reflected in the Financial Statements according to the indicators of original cost, accumulated depreciation and residual value.

The cost of intangible fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the date when the asset is ready for use. Expenses related to intangible fixed assets incurred after initial recognition are recognized as production and business expenses in the year unless these expenses are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

When intangible fixed assets are sold or disposed of, their costs and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognized as income or expense in the year.

The Company's intangible assets include computer software and other intangible assets.

Costs relating to computer software programs that are not an integral part of the related hardware are capitalized. The cost of computer software is the total cost incurred by the Company up to the date the software is put into use. Computer software is amortized on a straight-line basis over the period from 03 to 08 Other intangible assets are amortized over a period of 03 years.

5. Principles and methods of accounting for short-term and long-term receivables

Principle of recording recordings: *at original price minus provision for doubtful receivables.*

Principles and methods of accounting for receivables from the sale of financial assets

The entire value of receivables from the sale of financial assets in the Company's financial asset portfolio (not through the Stock Exchanges), including the maturity value of financial assets or the liquidation of these financial assets, is monitored through the "Receivables from the sale of financial assets" indicator on the separate Financial Position Statement.

The entire value of receivables when selling financial assets in the Company's financial asset portfolio through the Stock Exchanges uses account 321 - Clearing and settlement of financial asset transactions and is not reflected in the Company's financial statements.

Principles and methods of accounting for receivables and accrued dividends and interest on financial assets

All receivables and accrued dividends and interest on financial assets in the Company's financial assets portfolio arising during the year are monitored at the item "Receivables and accrued dividends and interest on financial assets" on the separate Financial Statement.

Principles and methods of accounting for bad debt provisions: Receivables are considered for risk provisions based on the age of the debt or the expected loss that may occur in the event that the debt has not yet reached its maturity date but the economic organization is bankrupt or undergoing dissolution procedures; the debtor is missing, absconding, being prosecuted, tried by law enforcement agencies, or serving a sentence or has died. The arising provision costs are reflected in “Management costs” during the year.

6. Principles of accounting for financial investments

Accounting principles for capital investments in other entities

An investment in another entity is an investment by the Company in the equity instruments of another entity but does not have control or joint control, and does not have significant influence over the investee.

Investments are recorded at cost, including purchase price and costs directly attributable to the investment. In the case of investments in non-monetary assets, the cost of the investment is recorded at the fair value of the non-monetary assets at the time of acquisition.

For investments that the Company holds for a long term (not classified as trading securities) and does not have significant influence on the investee, the provision for losses is made as follows: For investments whose fair value cannot be determined at the reporting date, the provision is made based on the loss of the investee. The basis for setting up the provision for losses on investments in other entities is the financial statements of the invested company.

7. Principles of recording and presenting short-term and long-term collaterals, mortgages, deposits

Collaterals, mortgages, deposits are tracked in detail for each customer's deposit and bet amount by term and by currency. Deposits and bets payable with a remaining term of no more than 12 months are presented as short-term debt, and those with a term of more than 12 months are presented as long-term debt.

Collaterals, mortgages, deposits are received in foreign currencies are converted into accounting currency at the actual exchange rate at the time of occurrence. When preparing financial statements, accountants re-evaluate the deposits and bets received to be returned in foreign currencies at the actual exchange rate at the time of reporting. Exchange rate differences arising are immediately recorded in financial expenses or financial revenue.

In case of receiving mortgage or pledge in kind, it is not reflected in the financial situation report but is monitored in the notes to the financial statements.

8. Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the results of production and business activities of many accounting periods. Prepaid expenses include: tools and equipment issued for use awaiting allocation, prepaid rent and other prepaid expenses.

Tools and equipment: Tools and equipment put into use are allocated to expenses using the straight-line method over 12 months.

Prepaid rent and other prepaid services are allocated to expenses using the straight-line method over the period specified in each contract.

9. Principles and methods of accounting for short-term and long-term liabilities

9.1 *Loans and obligations under finance leases*

Loans and financial lease liabilities are recognized on the basis of receipts, bank documents, contracts and loan and financial lease contracts.

9.2 *Principles for recording issued bonds:*

Companies issue bonds usually for short-term borrowing purposes.

The carrying amount of a bond is generally stated on a net basis as the face value of the bond minus (-) the bond discount plus (+) the bond premium.

The Company monitors discounts and premiums for each type of bond issued and the allocation of each discount and premium when determining borrowing costs to be included in production and business expenses or capitalized for each period, specifically:

- Bond discounts are gradually allocated to each period's borrowing costs throughout the term of the bond;
- Bond premium is gradually allocated to reduce borrowing costs each period over the term of the bond;
- The Company uses the straight-line method to allocate the discount or premium:
- Straight-line method: The discount or premium is distributed evenly over the term of the bond.

9.3 *Principles for classifying payables to sellers, payables to investors for securities transaction deposits and other payables*

Payables are amounts payable to suppliers and other creditors. Payables include amounts payable to vendors, amounts payable to investors for securities trading deposits, amounts payable to securities issuers, and other payables. Payables are not recognized as lower than the payment obligation.

The classification of payables is carried out according to the following principles:

- Trade payables include commercial payables arising from transactions of purchasing goods, services, assets and the seller is an independent entity from the buyer.

- Payables to investors for securities trading deposits are the amounts payable to investors for securities trading under the method that the Company manages for customers through specialized accounts opened at commercial banks. These transactions include margin, repo, and advances for selling financial assets. Payables to investors for securities trading deposits are presented in the indicators outside the financial statement.

- Other payables include non-commercial payables not related to the purchase, sale or provision of goods or services.

- Payables are tracked in detail by subject and payment term.

9.4 Principles and methods of accounting for taxes and funds payable to the State

Value Added Tax (VAT)

The Company applies VAT declaration and calculation according to the guidance of current tax laws.

Corporate Income Tax:

Corporate income tax represents the sum of current and deferred tax liabilities.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expenses that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are not taxable or deductible.

The company applies a corporate income tax rate of 20% on taxable profits.

The determination of the Company's corporate income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority.

Other taxes and fees payable:

Other taxes and fees must be declared and paid by the enterprise to the local tax authorities according to current tax laws in Vietnam.

9.5 Principles of recording short-term and long-term payable expenses

The Company's payable expenses are actual expenses that have not yet occurred but are deducted in advance from the business expenses of the year to ensure that when actual expenses arise, they do not cause sudden changes in business expenses based on the principle of matching revenue and expenses. When such expenses arise, if there is a difference with the deducted book, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

The provision for production and business expenses during the year must be carefully calculated and there must be reasonable and reliable evidence of the expenses that must be provided in advance during the year, to ensure that the amount of expenses payable in this account is consistent with the actual expenses incurred.

10. Principles and methods of accounting for equity recognition

Principles of recording owner's capital investment

The Company's equity is recorded at the actual amount contributed by shareholders.

Other funds belonging to equity are supplemented from after-tax profits of business operations.

Profit recognition principle

Undistributed earnings include:

- Realized profit of the accounting period is the difference between total revenue, income and total expenses included in the Company's Income Statement, except for profits and losses from revaluation of financial assets that have been recorded in unrealized profit.

- Unrealized profit of the accounting period is the difference between the total value of revaluation profit and loss of financial assets recorded through profit and loss/or other financial assets included in the profit and loss statement of the Report on operating results belonging to the Company's financial asset portfolio.

11. Accounting principles and methods for recording revenue and income

Principles and methods of recording revenue, income and expected dividends and interest from financial assets:

The Company's revenue comprises income from securities trading, revenue from providing securities brokerage services, securities depository, securities investment advisory service and corporate finance advisory services.

Income from securities trading

Income from securities trading is determined based on the difference between the selling price and the average cost price of the securities.

Revenue from providing services *(security brokerage, securities depository, securities investment consulting, auction entrustment)*

Service revenue is recorded at the time the transaction occurs, when it is certain to receive economic benefits, determined at the fair value of the rights to receive, regardless of whether the money has been collected or not.

Revenue from services provided to customers must be consistent with the business operations specified in the Company's Establishment and Operation License. Revenue from services provided to customers is confirmed as completed on the basis of payment by customers in cash or acceptance of payment or commitment to payment or is deducted from the customer's securities sales proceeds.

Revenue from securities brokerage activities is recorded in the income statement when the securities transaction is completed.

Revenue from providing other services

Revenue from a service transaction is recognized when the outcome of the transaction can be measured reliably. In cases where a service transaction involves multiple periods, revenue is recognized in the year based on the results of the work completed at the date of the Financial Statement of that period. The outcome of a service transaction is recognized when all four (4) of the following conditions are met:

- Revenue is measured reliably; When a contract provides that the buyer has the right to return the purchased services under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer has no right to return the services provided;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed at the date of the Financial Statements; and
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

Interest revenue

Interest is recognized on an accrual basis, determined on the deposit account balance and the actual interest rate for each period.

Dividends and profits distributed

Dividends and profits distributed are recognized when the Company receives the right to dividends or profits from capital contributions. Dividends received in shares are only tracked according to the number of shares increased, not the value of shares received.

Principles and methods of recording losses and transaction costs of financial assets:

- Losses on financial assets are recognized on the basis of the smaller difference between the selling price of the financial asset and the weighted average cost of the financial asset.
- Transaction costs of purchasing financial assets are recognized as actual costs incurred from the transaction of purchasing financial assets.

12. Method of calculating cost of securities sold

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

13. Principles of recording financial operating expenses

Financial expenses recorded in the Income Statement are total financial expenses incurred during the year, not offset against financial revenue, including interest expenses, bond interest and other financial expenses.

14. Principles of recording management costs

The Company's management costs include for expenses management staff salaries (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for management staff; office materials, labor tools, depreciation of fixed assets used for management work; business license tax; outsourced services (electricity, water, telephone, fax, etc.); other cash expenses (reception, customer conferences, etc.).

15. Financial Risk Management for the Company

General qualitative and quantitative description of financial risks to the Company:

The Company is exposed to market risk, credit risk, and liquidity risk. The Company's general financial risk management policy focuses on anticipating unexpected market fluctuations and minimizing their adverse effects on the Company's business performance.

Credit risk

Credit risk is the risk that a party to a financial instrument or customer contract will not meet its obligations, leading to a financial loss for the Company. The Company has a suitable credit policy and regularly monitors the situation to assess whether the Company is exposed to credit risk. Credit risk is assessed at a low level. The Company is exposed to credit risk from bank deposits, trade receivables and financial investments. The maximum credit risk for each group of financial assets is equal to the carrying amount of that group of instruments in the separate financial statements.

Bank deposits

The Company mainly maintains bank deposits with well-known banks in Vietnam. The Company considers that the concentration of credit risk with respect to bank deposits is low.

Financial investment

The Company's financial investments are depreciated and the Company makes provisions for investment depreciation at the time of preparing the Company's Financial Statements.

Customer receivables

The Company regularly monitors its customer receivables and requires customers to pay in full as per the contract. The Company seeks to maintain tight control over outstanding receivables and has a credit control staff to minimize risk.

The Company establishes impairment provisions to reflect the estimated level of impairment for trade receivables, other receivables and investments. The main component of these impairment provisions is the specific loss related to the specific level of impairment for each customer.

Liquidity risk

Liquidity risk is the risk that the Company will have difficulty in fulfilling its financial obligations due to lack of capital. The Company's liquidity risk arises mainly from the fact that financial assets and financial liabilities have different maturities.

The Company monitors liquidity risk by maintaining cash and cash equivalents at a level adequately appreciated by the Board of Directors to finance the Company's operations and to mitigate the effects of changes in cash flows.

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market conditions. Market prices are exposed to different types of risk: interest rate risk and other price risk. Financial instruments affected by market risk include deposits and short-term investments. The objective of market risk management is to manage and control market risk exposures to acceptable limits, while maximizing returns.

V. Additional Information to the Financial Statements

1 Notes to the Separate Financial Statements

1.1 Cash and cash equivalents

	30/06/2026 VND	01/01/2026 VND
Cash on hand	153,608,344	19,920,184
Cash at bank for securities trading	12,551,381,203	19,201,257,753
Cash equivalents	20,270,087,712	170,000,000,000
Total	**32,975,077,259**	**189,221,177,937**

1.2 Value of transaction volume executed during the period

Items	Volume of transactions made during the period	Value of transaction volume executed during the period VND
a) Of Securities Company		
- Shares	1,850,450	139,499,845,000
- Bond	8,010,000	884,037,370,000
- Others	18,700,000	188,670,000,000
Total	**28,560,450**	**1,212,207,215,000**
b) Of the Investor		
- Shares	43,977,422	1,452,209,895,050
- Bond	26	2,613,709,588
- Others	-	-
Total	**43,977,448**	**1,454,823,604,638**

1.3 Financial assets

Lending and receivables

Unit: VND

Lending and receivables	30/06/2026		01/01/2026	
	Original price	Fair value	Original price	Fair value
Lending for Margin trading	75,968,897,669	75,968,897,669	116,468,953,404	116,468,953,404
Lending by advancing proceeds from sale of client's securities	3,743,148,984	3,743,148,984	6,057,842,501	6,057,842,501
Total	**79,712,046,653**	**79,712,046,653**	**122,526,795,905**	**122,526,795,905**

1.4. Accounts receivable

	30/06/2026 VND	01/01/2026 VND
Receivables and accruals from dividends and interest on	***11,537,530,102***	***58,608,811,122***
Accrued term-deposit interest	11,537,530,102	7,390,186,122
Receivable from sale of financial assets	-	51,218,625,000
Receivables for services provided by securities companies	***58,627,921***	***709,678,049***
Securities brokerage service	36,687,921	18,488,049
Receivables from financial activities	-	-
Financial consulting activities receivables	21,940,000	691,190,000
Total	**11,596,158,023**	**59,318,489,171**

1.5. Advances

	30/06/2026 VND	01/01/2026 VND
Employee advance	4,500,000	4,500,000
Total	**4,500,000**	**4,500,000**

1.5. Prepaid expenses

	30/06/2026 VND	01/01/2026 VND
Short-term	**910,358,225**	**794,090,349**
Deferred tools and instruments in use	910,358,225	794,090,349
Long-term	**5,949,008,116**	**7,608,378,401**
Cost of office fit-out and networking infrastructure	5,390,617,565	6,665,997,365
Deferred tools and instruments in use	558,390,551	942,381,036
Total	**6,859,366,341**	**8,402,468,750**

1.6. Payment for Settlement Support Fund

	30/06/2026 VND	01/01/2026 VND
Initial payment	120,000,000	120,000,000
Additional payment	7,698,995,459	7,457,464,363
Annual interest earned	6,494,643,884	6,494,643,884
Total	**14,313,639,343**	**14,072,108,247**

1.7. Tangible fixed assets

Unit: VND

Items	Means of transport	Management equipment and tools	Total
Historical cost			
Balance as at 01/01/2026	-	**16,902,640,496**	**16,902,640,496**
Purchased in the period	-	34,907,407	34,907,407
Construction investment completed	-	-	-
Other increases	-	-	-
Switch to investment real estate	-	-	-
Liquidation, sale	-	-	-
Other discounts	-	-	-
Balance as at 30/06/2026	-	**16,937,547,903**	**16,937,547,903**
Accumulated depreciation			
Balance as at 01/01/2026	-	**4,658,386,981**	**4,658,386,981**
Depreciation during the period	-	924,627,887	924,627,887
Switch to investment real estate	-	-	-
Liquidation, sale	-	-	-
Other discounts	-	-	-
Balance as at 30/06/2026	-	**5,583,014,868**	**5,583,014,868**
Carrying amount			
As at 01/01/2026	-	**12,244,253,515**	**12,244,253,515**
Balance as at 30/06/2026	-	**11,354,533,035**	**11,354,533,035**

1.8. Intangible fixed assets

Unit: VND

Items	Computer software	Total
Historical cost		
Balance as at 01/01/2026	**10,261,852,070**	**10,261,852,070**
Purchased in the period	8,850,000,000	8,850,000,000
Balance as at 30/06/2026	**19,111,852,070**	**19,111,852,070**
Accumulated depreciation		
Balance as at 01/01/2026	**4,256,822,267**	**4,256,822,267**
Depreciation during the year	1,132,168,881	1,132,168,881
Balance as at 30/06/2026	**5,388,991,148**	**5,388,991,148**
Carrying amount		-
As at 01/01/2026	**6,005,029,803**	**6,005,029,803**
Balance as at 30/06/2026	**13,722,860,922**	**13,722,860,922**
		-

1.10. Taxes and amounts payable to State Budget

	30/06/2026 VND	01/01/2026 VND
VAT on domestic goods	-	446,984,937
Personal income tax	320,435,279	1,412,896,611
Total	**320,435,279**	**1,859,881,548**

Statutory receivables	30/06/2026 VND	01/01/2026 VND
Corporate income tax	979,398,260	2,031,464,390
Total	**979,398,260**	**2,031,464,390**

1.11 Costs payable

	30/06/2026 VND	01/01/2026 VND
Short-term		
Accrued salary	-	1,075,668,226
Accrued brokerage commission	25,628,507	1,090,965,628
Interest expense provision	3,149,560,493	3,301,303,996
Other expenses	1,112,592,592	1,272,407,407
Total	**4,287,781,592**	**6,740,345,257**

1.12 Other payables

	30/06/2026 VND	01/01/2026 VND
Short-term		
Brokerage commission	170,093,659	274,169,057
Total	**170,093,659**	**274,169,057**

2. Notes to Income Statement

2.1 Income

2.1.1 Dividend, profit from FVTPL financial assets, lending, HTM, AFS accounts

Revenue from other activities	Quarter II, 2026 VND	Quarter II, 2025 VND
FVTPL financial assets	259,287,671	4,923,148,765
Held-to-maturity (HTM) investment	10,713,312,695	-
Lending	3,488,447,199	1,868,828,446
Total	**14,461,047,565**	**6,791,977,211**

2.1.2 Revenue other than income from financial assets

Revenue from other activities	Quarter II, 2026 VND	Quarter II, 2025 VND
Income from other activities	-	194,924,997
Total	**-**	**194,924,997**

2.2 Expenses other than the expenses of financial assets

Expenses from other activities	Quarter II, 2026 VND	Quarter II, 2025 VND
Service provision operating costs	321,375	459,129
Total	**321,375**	**459,129**

2.3 Financial income

	Quarter II, 2026 VND	Quarter II, 2025 VND
Interest income	36,270,901	67,685,819
Total	**36,270,901**	**67,685,819**

2.4 Service provision operating costs

	Quarter II, 2026 VND	Quarter II, 2025 VND
Securities brokerage	3,580,564,647	585,694,685
Securities investment consulting	-	2,596,314,743
Securities depository	145,795,120	83,812,659
Financial advisory	723,878,594	1,415,951,848
Total	**4,450,238,361**	**4,681,773,935**

2.5 Corporate income tax expense

	Quarter II, 2026	Quarter II, 2025
	VND	VND
Current corporate income tax expense		
Current taxable income assessable corporate income tax expenses	(979,398,260)	1,351,835,730
Deferred tax	1,752,162,276	-
Total current corporate income tax expenses	**772,764,016**	**1,351,835,730**

Hanoi, July 17, 2026

UP SECURITIES JOINT STOCK COMPANY

Prepared by	Chief Accountant	Deputy General Director of Finance
Pham Thuy Dieu	**Hoang Thi Mai Huong**	**Nguyen Van Ban**