

VIETNAM CONSTRUCTION SECURITIES JOINT STOCK COMPANY
FINANCIAL SAFETY RATIO REPORT

As at 31/12/2025

(Audited)



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REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Vietnam Construction Securities Joint Stock Company (the "Company") presents its report and the Company's financial safety ratio report as at 31/12/2025.

Company

Vietnam Construction Securities Joint Stock Company operates under License No. 96/UBCK-GP dated August 21, 2008 and subsequent amended licenses issued by the State Securities Commission. The most recent amendment is the Amended License for the Establishment and Operation of Securities Business No. 94/GPDC-UBCK dated September 24, 2025, issued by the State Securities Commission.

Business registration certificate

No. 0102973463, first registered on August 21, 2006, fourth change registered on December 8, 2025, issued by Hanoi City Department of Finance.

Head office

12A Floor, ROX Tower Building, 54A Nguyen Chi Thanh, Lang Ward, Hanoi City.

Board of Management

The members of the Board of Management in the fiscal year and to the reporting date are:

Mr. Wang Wei Ya	Chairman
Mr. Hoang Xuan Hung	Vice Chairman
Mr. Li You Mu	Member
Mrs. Le Thi Thanh Huyen	Independent member

Board of General Director

The members of the Board of General Directors in the fiscal year and to the reporting date are:

Mr. Hoang Xuan Hung	General Director
Mr. Do Bao Ngoc	Vice General Director
Mr. Nguyen Thanh Minh	Finance Director

Board of Supervisors

The members of the Board of Supervision in the fiscal year and to the reporting date are:

Mr. Nguyen Huu Khoi	Head
Mrs. Nguyen Thi Hanh	Member
Mrs. Tran Thi Nhung	Member

Board of Internal Audit

The Board of Internal Audit during the period and to the reporting date are:

Mr. Le Anh Tung	Member
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Legal representation

Mr. Wang Wei Ya	Chairman of Board of Management
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Auditor

Vietnam Auditing and Valuation Company Limited (AVA).

Responsibilities of the Board of General Director for Financial safety ratio report

The Board of General Directors is responsible for preparing the Financial safety ratio report that fairly and accurately reflects the Company's financial indicators for the year. During the preparation of the Financial Safety Ratio Report, the Board of General Directors commits to complying with the following requirements:

- The report is prepared based on data updated as of the reporting date, in accordance with Circular No. 91/2020/TT-BTC dated November 13, 2020, issued by the Ministry of Finance, which regulates financial safety indicators and measures for handling securities trading organizations that do not meet financial safety requirements amended and supplemented by Circular No. 102/2025/TT-BTC dated October 29, 2025 of the Ministry of Finance;
- For any issues that may affect the Company's financial position arising after the date of this report, updates will be provided in the next reporting period.
- Fully accountable under the law for the accuracy and truthfulness of the report's content.

Hanoi City, 25/03/2026

On behalf of the Board of General Director

General Director



Hoang Xuan Hung

No.: 291/BCKT-TC/AVA

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, the Board of Directors and Board of General Director
Vietnam Construction Securities Joint Stock Company**

We have audited the financial safety ratio report as at 31/12/2025 of Vietnam Construction Securities Joint Stock Company, prepared on 25/03/2026, as set out on pages 06 to 16.

Board of General Director' Responsibility

The Board of General Director is responsible for the preparation and fair presentation of the Company's Financial Safety Ratio Report in accordance with the provisions of Circular No. 91/2020/TT-BTC dated 13 November 2020 of the Ministry of Finance on financial safety ratios and measures for handling securities business organizations that fail to meet financial safety requirements, as amended and supplemented by Circular No. 102/2025/TT-BTC dated 29 October 2025 of the Ministry of Finance, and for such internal control as the Board of General Director determines is necessary to ensure that the Financial Safety Ratio Report is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these Financial safety ratio report based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with standards, ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial safety ratio report are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial safety ratio report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial safety ratio report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of Financial safety ratio report that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Financial safety ratio report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's opinion

In our opinion, the Financial safety ratio report as of Vietnam Construction Securities Joint Stock Company as at 31/12/2025 has been prepared and presented in accordance with the provisions of Circular No. 91/2020/TT-BTC dated November 13, 2020, issued by the Ministry of Finance, which regulates financial safety indicators and measures for handling securities trading organizations that do not meet financial safety requirements amended and supplemented by Circular No. 102/2025/TT-BTC dated October 29, 2025 of the Ministry of Finance and presentation of the Financial safety ratio report.

Basis for preparing the report and limitations on the recipients of the Audit report

Without modifying our opinion, we draw the reader's attention to the Financial safety ratio report. The report is prepared to comply with regulations on the preparation and disclosure of the Company's financial safety ratios. It enables Vietnam Construction Securities Joint Stock Company to meet the requirements of the State Securities Commission. Therefore, this Financial safety ratio report may not be suitable for other purposes.

VIETNAM AUDITING AND VALUATION COMPANY LIMITED



Ngo Quang Tien
Vice General Director
Registration certificate
0448-2023-126-1
Ha Noi, 26/03/2026

Tran Manh Duc
Auditor
Registration certificate
4884-2024-126-1

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi City, 25/03/2026

FINANCIAL SAFETY RATIO REPORT
As at 31/12/2025
of Vietnam Construction Securities Joint Stock Company

To: State Securities Commission

We commit that:

- (1) The report is prepared based on data updated as of the reporting date, in accordance with Circular No. 91/2020/TT-BTC dated November 13, 2020, issued by the Ministry of Finance, which stipulates financial safety indicators and measures for handling securities trading organizations that do not meet financial safety requirements amended and supplemented by Circular No. 102/2025/TT-BTC dated October 29, 2025 of the Ministry of Finance;
- (2) For any issues that may affect the Company's financial position arising after the date of this report, we will update them in the next reporting period;
- (3) We take full responsibility under the law for the accuracy and truthfulness of the report's content.

Chief Accountant

Nguyen Thanh Minh

Internal control
department

Le Thanh Hien

General Director



Hoang Xuan Hung

I. AVAILABLE CAPITAL TABLE

Unit: VND

No.	CONTENT	Available capital		
		Available capital	Deductions	Additions
		(1)	(2)	(3)
A	Owner's equity			
1	Owner's contributed capital, excluding redeemable preferred shares (if any).	168.000.000.000		
2	Share premium, excluding redeemable preferred shares (if any).			
3	Treasury shares			
4	Conversion options on convertible bonds - Capital components.			
5	Other capital			
6	Difference in asset valuation at fair value			
7	Reserve fund for additional charter capital			
8	Financial reserve fund and operational risk			
9	Other equity funds			
10	Realized undistributed after-tax profits	1.788.611.627		
11	Provision for asset impairment balance			
12	Revaluation difference of fixed assets			
13	Exchange rate differences			
14	Convertible liabilities			
15	Entire decrease or increase in securities under the financial investment indicator		3.712.322.324	
16	Other capital (if any)			
1A	Total			166.076.289.303
B	Short-term assets			
I	Financial assets		143.800.000	
1	Tiền và các khoản tương đương tiền			
2	Financial assets at fair value through profit or loss (FVTPL)			
	- Securities with potential market risk			
	- Securities deducted from available capital			
3	Held-to-maturity investments (HTM)			
	- Securities with potential market risk			
	- Securities deducted from available capital			
4	Loans			
5	Available-for-sale financial assets (AFS)			
	- Securities with potential market risk			
	- Securities deducted from available capital			
6	Provision for impairment of financial assets and collateral			
7	Receivables (Receivables from sale of financial assets; Receivables and accruals of dividends, interest from financial assets)			
	- Receivables with remaining payment term of 90 days or less			
	- Receivables with remaining payment term of more than 90 days			

VIETNAM CONSTRUCTION SECURITIES JOINT STOCK COMPANY

12A Floor, ROX Tower Building, 54A Nguyen Chi Thanh,

Lang Ward, Hanoi City

	- Receivables are still not due, but the partner is unable to pay			
8	Unissued covered warrants			
9	Underlying securities for hedging purposes when issuing covered warrants			
10	Receivables from services provided by securities companies			
	- Receivables with remaining payment term of 90 days or less			
	- Receivables with remaining payment term of more than 90 days			
	- Receivables are still not due, but the partner is unable to pay			
11	Intra-company receivables			
	- Intra-company receivables with a remaining payment term of 90 days or less			
	- Intra-company receivables with a remaining payment term of more than 90 days			
	- Receivables are still not due, but the partner is unable to pay			
12	Receivables from securities trading errors			
	- Receivables with remaining payment term of 90 days or less			
	- Receivables with remaining payment term of more than 90 days			
	- Receivables are still not due, but the partner is unable to pay			
13	Other receivables			
	- Receivables with remaining payment term of 90 days or less			
	- Receivables with remaining payment term of more than 90 days		143.800.000	
	- Receivables are still not due, but the partner is unable to pay			
14	Provision for impairment of receivables			
II	Other short-term assets		923.095.705	
1	Advances			
	- Advances with a remaining repayment term of 90 days or less			
	- Advances with a remaining repayment term of more than 90 days			
	- Advance payments are still not due, but the partner is unable to pay			
2	Office supplies, tools and equipment			
3	Short-term prepaid expenses		923.095.705	
4	Short-term pledges, mortgages or deposits			
5	Deductible VAT			
6	Taxes and State receivables			
7	Other short-term assets			
8	Provision for impairment of other short-term assets			
1B	Total			1.066.895.705

C	Long-term assets			
I	Long-term financial assets			-
1	Long-term receivables			-
2	Investments			
2.1	Investments held to maturity			
	- Securities with potential market risk			
	- Securities deducted from available capital			
2.2	Investments in subsidiaries			
2.3	Other long-term investments			
II	Fixed assets			1.820.776.535
III	Investment properties			-
IV	Construction in progress			-
V	Other long-term assets			5.563.022.094
1	Long-term pledges, mortgages or deposits			2.344.579.500
2	Long-term prepaid expenses			863.011.960
3	Deferred income tax assets			-
4	Payments to the Payment Support Fund			2.355.430.634
5	Other long-term assets			-
VI	Asset indicators considered as exceptions, with opposing opinions or refusal to give opinions in audited and reviewed financial statements that are not deducted according to the provisions of Article 5			
1C	Total			7.383.798.629
D	Margin deposit, guarantees			
1	Margin value			
1.1	Contribution value to the Payment Support Fund of the Vietnam Securities Depository and Clearing Corporation			-
1.2	Contribution value to the clearing fund of the central counterparty for the open positions of the clearing member itself			-
1.3	Cash margin and payment guarantee value of the bank when issuing covered warrants			-
2	The value of assets used to secure the obligations of securities companies and other organizations and individuals (details for each entity).			-
1D	Total			-
AVAILABLE CAPITAL = 1A-1B-1C-1D				157.625.594.969

II. RISK VALUE SPREADSHEET

Unit: VND

A. MARKET RISK

Investment items		Risk factor (%)	Risk scale	Risk value
		(1)	(2)	(3)=(1)x(2)
I. Cash and cash equivalents, money market instruments			51.712.920.256	-
1	Cash (VND) and demand deposits	0	28.212.920.256	-
2	Cash equivalents	0	23.500.000.000	-
3	Valuable papers, money market negotiable instruments, deposit certificates	0		
II. Government bonds				
4	Government Zero-coupon bonds.	0		
5	Government Coupon bonds: Government bonds (including treasury bonds and previously issued project bonds), government bonds of OECD countries or bonds guaranteed by the governments or central banks of these countries, bonds issued by international organizations such as IBRD, ADB, IADB, AFDB, EIB, and EBRD, and local government bonds.	3		
III. Listed and unlisted bonds of credit institutions				
6	Credit institution bonds with remaining maturity of less than 1 year, including convertible bonds	0		
	Credit institution bonds with remaining maturity of 1 year to less than 3 years, including convertible bonds	3		
	Credit institution bonds with remaining maturity of 3 years to less than 5 years, including convertible bonds	5		
	Credit institution bonds with remaining maturity of 5 years or more, including convertible bonds	10		
IV. Corporate bonds				
7	Listed corporate bonds			
	Listed bonds with remaining maturity of less than 1 year, including convertible bonds	0		
	Listed bonds with remaining maturity of 1 to less than 3 years, including convertible bonds	5		
	Listed bonds with remaining maturity of 3 to less than 5 years, including convertible bonds	10		
	Listed bonds with maturity of 5 years or more, including convertible bonds	15		
8	Unlisted corporate bonds			
	Unlisted bonds issued by listed enterprises with remaining maturity of less than 1 year, including convertible bonds	5		
	Unlisted bonds issued by listed enterprises with remaining maturity of 1 year to less than 3 years, including convertible bonds	10		
	Unlisted bonds issued by listed enterprises with remaining maturity of 3 years to less than 5 years, including convertible bonds	20		

	Unlisted bonds issued by listed enterprises with remaining maturity of 5 years or more, including convertible bonds	25		
	Unlisted bonds issued by other enterprises with remaining maturity of less than 1 year, including convertible bonds	15		
	Unlisted bonds issued by other enterprises with a remaining maturity of 1 year to less than 3 years, including convertible bonds	20		
	Unlisted bonds issued by other enterprises with remaining maturity of 3 years to less than 5 years, including convertible bonds	30		
	Unlisted bonds issued by other enterprises with a remaining maturity of 5 years or more, including convertible bonds	35		
List the credit rating results for the bonds/ issuers (details for each bond/ issuer): - Clearly state the credit rating agency, the date of publication of the credit rating results, and the rating level for the bond/ issuer.				
V. Stocks			101.329.871.400	10.132.987.140
9	Common stocks, preferred stocks of organizations listed on Stock Exchange	10	101.329.871.400	10.132.987.140
10	Common stocks, preferred stocks of unlisted public companies and registered for trading via the UpCom system	20	-	-
11	Common stocks, preferred stocks of public companies that have been registered for depository but not listed and registered for trading; stocks in the initial public offering (IPO)	30	-	-
VI. Securities investment fund certificates				
12	Public funds, public securities investment companies	10		
13	Member funds	50		
14	Individual securities investment companies	30		
VII. Securities subject to warnings, controls, trading restrictions, suspension, delisting, trading cancellation				
15	Securities under warning	35	-	-
16	Securities under control	40	-	-
17	Securities suspended, restricted from trading	60	-	-
18	Securities have been suspended from trading	70	-	-
19	Securities delisted, cancelled from trading	80	-	-
VIII. Derivative securities				
20	Stock Index Futures Contract	8		
21	Government Bond Futures Contract	3		
IX. Other securities				
22	Stocks listed on foreign markets that are included in the standard index/ The indicators are listed in Appendix VIII	25		
23	Stocks listed on foreign markets that are not included in the standard index/ The indicators are listed in Appendix VIII	100		
24	Covered warrants listed on Ho Chi Minh City Stock Exchange	8		
25	Arbitrage trading	2		

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Lang Ward, Hanoi City

26	Shares, capital contributions and other types of securities and other investment assets	80		
27	Covered warrants issued by securities companies			
28	Securities formed from hedges for covered warrants issued by securities companies (<i>in case non-profitable covered warrants</i>)			
29	The positive difference between the value of the underlying securities used for hedge and the value of the underlying securities required to hedge risks for covered warrants			
X. Risk of additional capital (if any) (determined on the basis of owner's equity with full appropriation for provisions)				
	Securities code	Additional rate (%)	Risk scale	Risk value
1				
2		0		
TOTAL MARKET RISK VALUE (I+II+III+IV+V+VI+VII+VIII+IX+X)				10.132.987.140

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B. PAYMENT RISK VALUE

	Risk value
Prepayment risk (Note 1)	1.426.641.808
Overdue payment risk (Note 2)	-
Risks from advances, contracts, and other transactions (Note 3)	-
Additional risk (Note 4)	141.513.781
Total payment risk value	1.568.155.589

1. Prepayment risk

Transaction type	Risk value						Total risk value
	(1)	(2)	(3)	(4)	(5)	(6)	
1 Term deposits, unsecured loans, receivables from securities trading and business activities and other items with potential payment risks					1.415.137.808	11.504.000	1.426.641.808
2 Lending financial assets/ Economic agreements of the same nature							
3 Borrowing financial assets/ Economic agreements of the same nature							
4 Securities purchase contracts with resale commitments/ Economic agreements of the same nature							
5 Sale contracts of financial assets with a repurchase commitment/ Economic agreements of the same nature							
TOTAL PREPAYMENT RISK							1.426.641.808

Details of the payment risk coefficient by counterparty are determined as follows:

No.	Payment counterparty for the company	Payment risk factor
(1)	Governments, government-guaranteed issuers, and central banks of OECD countries; People's Committees of provinces and centrally governed cities	0%
(2)	Stock Exchange, Vietnam Securities Depository and Clearing Corporation.	0,8%
(3)	Credit institutions, financial institutions, and securities businesses established in OECD countries with credit ratings that meet other conditions according to the internal regulations of the securities business organization	3,2%

(4)	Credit institutions, financial institutions, and securities businesses established outside OECD countries, or established in OECD countries but not meeting other conditions according to the internal regulations of the Company	4,8%
(5)	Credit institutions, financial institutions, securities businesses, securities investment funds, and securities investment companies established and operating in Vietnam	6,0%
(6)	Other organizations, individuals, and entities	8,0%

2. Overdue payment risk

No.	Overdue period	Risk factor (%)	Risk scale	Risk value
1	From 0 to 15 days after the period of payment, transfer of securities	16		-
2	From 16 to 30 days after the period of payment, transfer of securities	32		-
3	From 31 to 60 days after the period of payment, transfer of securities	48		-
4	More than 60 days after the period of payment, transfer of securities	100		-
TOTAL OVERDUE PAYMENT RISK				-

3. Risks from advances, contracts, other transactions

No.	Chi tiết tới từng đối tượng	Risk factor (%)	Risk scale	Risk value
1	Contracts, transactions, capital usages other than transactions and contracts recognized in points a, b, c, d, dd, e, g, Clause 1, Article 10; Receivables from debt trading with trading partners other than the Vietnam Asset Management Company (VAMC), Vietnam Debt and Asset Trading Corporation (DATC):			
	- Contracts, deposit agreements for real estate purchases, and other economic agreements of a similar nature (details for each item)	150		
	- Loans and other customer receivables not falling under points d and g of Clause 1, Article 10 (details for each item)	150		
	- Other contracts and transactions (details for each item)	100		
	- Advance payment (details for each item):			
	+ Accounting for between 0% and 2% of shareholders' equity as of the calculation date	8		
	+ Accounting for over 2% and under 5% of shareholders' equity as of the calculation date	50		
	+ Accounting for 5% or more of shareholders' equity as of the calculation date	100		
TOTAL RISK OF CONTRACTS, OTHER TRANSACTIONS				-

4. Additional risk

No.	Details for each object	Risk factor (%)	Risk scale	Risk value
	Term deposit contract with a bank	10	1.415.137.808	141.513.781
TOTAL ADDITIONAL RISK				141.513.781

C. OPERATIONAL RISK VALUE

No.	Item	Value
I	Total operating expenses incurred within 12 months up to December 2025	74.984.258.493
II	Deductions from total expenses	33.823.264.822
	1. Depreciation expenses	770.586.652
	2. Expenses or Reversal of provisions for impairment of financial assets and collateral	(168.367.616)
	3. Expenses or Reversal of provisions for impairment of long-term financial assets	-
	4. Expenses or Reversal of provisions for impairment of receivables	-
	5. Expenses or Reversal of provisions for impairment of other short-term assets	-
	6. Difference in revaluation of financial assets recorded through profit/loss	33.221.045.786
	7. Interest expenses	-
	8. Expense arising from the remeasurement of warrants payable currently outstanding	-
	9. Unrealized foreign exchange gain or loss	-
	10. Financial expenses and other non-cash expenses arising from the company's operating activities	-
III	Total expenses after deductions (III = I - II)	41.160.993.671
IV	25% Total expenses after deductions (IV = 25% III)	10.290.248.418
V	20% of the minimum charter capital for the business operations of a securities company	17.000.000.000
TOTAL OPERATIONAL RISK VALUE (Max {IV, V})		17.000.000.000

III. SUMMARY TABLE OF RISK INDICATORS AND AVAILABLE CAPITAL

No.	Item	Unit	Risk value/Available capital	Note
1	Total market risk value	dong	10.134.072.140	
2	Total payment risk value	dong	1.568.155.589	
3	Total operational risk value	dong	17.000.000.000	
4	Total risk value (4=1+2+3)	dong	28.702.227.729	
5	Available capital	dong	157.625.594.969	
6	Available capital adequacy ratio (6=5/4)	%	549%	