

Số: 76/2025/CV-PTSV

Hà Nội, 06/03/2025 /Hanoi, March 06, 2025

CÔNG BỐ THÔNG TIN INFORMATION DISCLOSURE

- Kính gửi:
- Ủy ban Chứng khoán Nhà nước
The State Securities Commission
 - Ủy ban Giám sát Tài chính Quốc gia
National Financial Supervisory Commission
 - Sở Giao dịch Chứng khoán Việt Nam
Vietnam Exchange
 - Sở Giao dịch Chứng khoán Hà Nội
Hanoi Stock Exchange
 - Sở Giao dịch Chứng khoán Thành phố Hồ Chí Minh
Ho Chi Minh Stock Exchange

Công ty : Công ty Cổ phần Chứng khoán Pinetree
Name of Company : Pinetree Securities Corporation

Trụ sở chính : Tầng 20, tòa nhà ROX Tower, 54A Nguyễn Chí Thanh, Q.Đống Đa, Hà Nội

Headquarter : 20th Floor, ROX Tower, 54A Nguyen Chi Thanh, Dong Da district, Hanoi

Điện thoại : 024.6276 1818 Fax: 024.6275 0077
Tel : 024.6276 1818 Fax: 024.6275 0077

Người được thực hiện công bố thông tin: Bà Phan Thị Phương Thủy
Submitted by : Ms. Phan Thi Phuong Thuy

Chức vụ : Trưởng phòng Quản trị Vận hành
Position : Head of Operation Management Department

Địa chỉ : Tầng 20, tòa nhà ROX Tower, 54A Nguyễn Chí Thanh, Q.Đống Đa, Hà Nội

Address : 20th Floor, ROX Tower, 54A Nguyen Chi Thanh, Dong Da district, Hanoi

Điện thoại : 024.6276 1818 Fax: 024.6275 0077
Tel : 024.6276 1818 Fax: 024.6275 0077

Loại thông tin công bố: Định kỳ Bất thường 24h Theo yêu cầu
Disclosure information type: : Periodic Irregular 24h On demand

Nội dung thông tin công bố:
The content of disclosure information:

- Báo cáo tài chính kiểm toán năm 2024.
The audited Financial Statement for 2024.
- Báo cáo tỉ lệ an toàn tài chính kiểm toán tại 31/12/2024.
The audited safety ratio report at 31/12/2024.
- Công văn giải trình chênh lệch lợi nhuận sau thuế năm 2024 so với năm 2023.
Document about explanation for the difference of profit after tax between 2024 and 2023.

Thông báo này và các tài liệu trên được công bố trên trang thông tin điện tử của Công ty: www.pinetree.vn vào ngày 06/03/2025.

This information and above documents were disclosed on the Company's webpage and available at: www.pinetree.vn at 06/03/2025.

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 declare that all information provided in this paper is true and accurate; and that we shall be held liable for any misrepresentation.

Người được ủy quyền công bố thông tin

For and behalf of Company

Representative authorized to disclosure information



Phan Thị Phương Thủy

TP. Quản trị Vận hành

Head of Operation Management Department

**PINETREE SECURITIES
CORPORATION**

---o0o---

No: 75 /PTSV-CV

*Subject: Explanation for the difference of profit
after tax between 2024 and 2023*

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

---o0o---

Hanoi, March 06th, 2025

To:

- State Securities Commission
- National Financial Supervisory Commission
- Vietnam Stock Exchange
- Ho Chi Minh Stock Exchange
- Hanoi Stock Exchange

In accordance with the provisions of Circular No. 96/2020/TT-BTC dated 16/11/2020 guiding the disclosure of information on the stock market, Securities company must clearly explain the causes when occurring in the case of "Profit after tax at the income statement of the announced period is changed from 10% or more compared to the same period last year report", Pinetree Securities Corporation would like to explain about fluctuation of business results of 2024 (announced period) compared to the 2023.

No	ITEMS	2024	2023	% CHANGE
(A)	(B)	(C)	(D)	(E)= [(C)-(D)]/(D)
1	Total Income	314,388,398,207	251,007,426,232	25%
2	Total Expenses	250,530,140,817	223,106,388,501	12%
3	Total other operating profit	10,110,287	15,339,999	
4	Total profit before tax (4) = (1)-(2)+(3)	63,868,367,677	27,916,377,730	
5	Corporate income tax expenses	12,811,557,057	5,583,278,956	
6	PROFIT AFTER TAX (6) = (4)-(5)	51,056,810,620	22,333,098,774	129%

Profit after tax for the year 2024 increased by 129% compared to the 2023 due to the following main reasons:

As a member company of Hanwha Investment and Securities Co.Ltd., belongs to Hanwha Group, one of the seven largest corporations in Korea, Pinetree's mission is to provide sustainable and prosperous investment opportunities to investors through digital financial platforms, Pinetree has made great efforts to implement effective solutions that bring many conveniences to investors and promote business activities. In 2024, the company's business results grow compared to 2023, specifically:

- ✓ In terms of income, the company's total income in 2024 increases by 25% compared to 2023, because the stock market records better growth than in 2023.
- ✓ In terms of expenses, the company's total expenses in 2024 increased by 12% compared to 2023 due to the company's better expense control.



- ✓ Because in 2024, income increases by 25% while expenses only increases by 12% compared to the previous year as analyzed above, profit after tax in 2024 increases by 129% compared to the previous year.

Above are some of the main reasons why Pinetree Securities Corporation's business results in 2024 change more than 10% compared to 2023.

Sincerely./.

Recipients:

- *As above;*
- *Admin.*



Pinetree Securities Corporation

Financial statements

For the year ended 31 December 2024



Pinetree Securities Corporation

CONTENTS

	<i>Pages</i>
General information	1 - 2
Report of Management	3
Independent auditors' report	4 - 5
Statement of financial position	6 - 8
Income statement	9 - 10
Cash flow statement	11 - 13
Statement of changes in equity	14
Notes to the financial statements	15 - 48

Pinetree Securities Corporation

GENERAL INFORMATION

THE COMPANY

Pinetree Securities Corporation (“the Company”), initially HFT Securities Corporation, is a joint stock company established under Vietnam Law on Enterprises, Securities Trading License No. 10/GPHDKD issued by the State Securities Commission for the first time on 18 February 2003 with initial charter capital at VND 6,000,000,000. The Company’s charter capital was approved to increase to VND 970,000,000,000 in accordance with the latest amended License No. 127/GPDC-UBCK dated 27 December 2021 granted by the State Securities Commission.

As at 31 December 2024, total charter capital of the Company was VND 970,000,000,000 (as at 31 December 2023: VND 970,000,000,000).

The Company’s head office is located at Floor 20th, ROX Tower, 54A Nguyen Chi Thanh street, Lang Thuong ward, Dong Da district, Hanoi.

The Company’s current principal activities are:

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

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Noh Eun Woo	Chairman	Appointed on 22 October 2021
Mr. Lee Jun Hyuck	Member	Appointed on 15 May 2019
Mr. Nguyen Huy Duong	Member	Appointed on 15 May 2019

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Mr. Nguyen Thach Hoan	Head of the Board of Supervision	Appointed on 05 May 2023
Mr. Lee Jun Hyeob	Member	Appointed on 15 May 2019
Mr. Kim Ji Yoon	Member	Dismissed on 29 November 2024
Mr. Shin Jae Yeol	Member	Appointed on 29 November 2024

MANAGEMENT AND CHIEF ACCOUNTANT

Member of the Management and the Chief Accountant during the year and at the date of this report are:

Mr. Lee Jun Hyuck	General Director	Reappointed on 25 August 2023
Ms. Dinh Thi Lan Phuong	Chief Accountant	Reappointed on 03 October 2022

0811
CỘNG
HÒA
XÃ HỘI
VIỆT
NAM

Pinetree Securities Corporation

GENERAL INFORMATION (continued)

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Lee Jun Hyuck – General Director.

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited.

Pinetree Securities Corporation

REPORT OF MANAGEMENT

Management of Pinetree Securities Corporation (“the Company”) is pleased to present its report and the Company’s financial statements for the year ended 31 December 2024.

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

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

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

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

Management of the Company confirmed that it has complied with the above requirements in preparing the accompanying financial statements.

STATEMENT BY MANAGEMENT

The Company’s Management does hereby states that, in its opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2024, the results of its operations, its cash flows and its changes in equity for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies and the statutory requirements relevant to the preparation and presentation of the financial statements.

On behalf of Management:



Mr. Lee Jun Hyuck
General Director

Hanoi, Vietnam

6 March 2025

11/01/2025
11/01/2025
11/01/2025

Reference: 12581961/12581961_5230738_68476086_0000_EL

INDEPENDENT AUDITORS' REPORT

**To: The Shareholders of
Pinetree Securities Corporation**

We have audited the accompanying financial statements of Pinetree Securities Corporation ("the Company") as prepared on 6 March 2025 and set out on pages 6 to 48, which comprise the statement of financial position as at 31 December 2024, the income statement, cash flow statement, statement of changes in equity for the year then ended and the notes thereto.

Management's responsibility

Management of the Company is responsible for the preparation and fair presentation of the financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies and the statutory requirements relevant to the preparation and presentation of the financial statements, and for such internal control as Management determines is necessary to enable the preparation and presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal controls relevant to the Company's preparation and fair presentation of the financial statements 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 Company'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 statements.

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



Opinion


In our opinion, the accompanying financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2024, and of the results of its operations, its cash flows and its changes in equity for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, accounting guidance applicable to securities companies and the statutory requirements relevant to preparation and presentation of the financial statements.

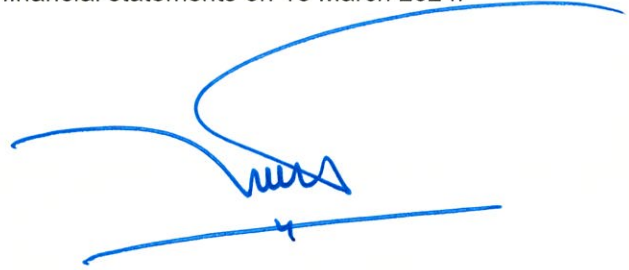
Other matters

The financial statements of the Company for the year ended 31 December 2023 were audited by another audit firm which issued an unqualified opinion on those financial statements on 18 March 2024.

Ernst & Young Vietnam Limited




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



Nguyen Van Trung
Auditor
Audit Practising Registration
Certificate No. 3847-2021-004-1

Hanoi, Vietnam

6 March 2025

STATEMENT OF FINANCIAL POSITION
as at 31 December 2024

Code	ITEMS	Notes	31/12/2024 VND	31/12/2023 VND
100	A. CURRENT ASSETS		3,302,903,842,788	2,482,204,280,419
110	I. Financial assets		3,296,236,843,359	2,473,207,986,604
111	1. Cash and cash equivalents	5	228,336,513,233	147,556,781,512
111.1	1.1 Cash		228,336,513,233	147,556,781,512
112	2. Financial assets at fair value through profit or loss ("FVTPL")	7.1	281,142,805,274	233,748,812,904
113	3. Held-to-maturity ("HTM") investments	7.2	845,000,000,000	509,000,000,000
114	4. Loans	7.3	1,912,878,983,048	1,549,752,165,427
117	5. Receivables	8	28,357,502,387	31,533,243,724
117.1	5.1 Receivables from disposals of financial assets		665,031,739	40,813,200
117.2	5.2 Receivables and accruals from dividend and interest income		27,692,470,648	31,492,430,524
117.4	5.2.1 Undue accrued dividend and interest		27,692,470,648	31,492,430,524
118	6. Advances to suppliers	9	366,847,000	674,855,000
119	7. Receivables from services provided by the Company	10	83,062,786	128,333,712
122	8. Other receivables	11	103,147,047	836,663,908
129	9. Provision for impairment of receivables		(32,017,416)	(22,869,583)
130	II. Other current assets		6,666,999,429	8,996,293,815
133	1. Short-term prepaid expenses	13	5,773,358,177	7,280,403,123
134	2. Short-term deposits, collaterals and pledges	12	38,387,250	103,095,250
135	3. Deductible value added tax		855,254,002	1,612,795,442
200	B. NON-CURRENT ASSETS		74,687,822,316	63,469,072,658
220	I. Fixed assets		44,886,742,574	48,126,528,061
221	1. Tangible fixed assets	14	13,211,151,326	9,374,767,454
222	1.1 Cost		30,970,432,053	23,301,181,453
223a	1.2 Accumulated depreciation		(17,759,280,727)	(13,926,413,999)
227	2. Intangible assets	15	31,675,591,248	38,751,760,607
228	2.1 Cost		71,484,949,512	68,476,367,401
229a	2.2 Accumulated amortization		(39,809,358,264)	(29,724,606,794)
240	II. Construction in progress	16	2,536,025,848	399,000,000
250	III. Other non-current assets		27,265,053,894	14,943,544,597
251	1. Long-term deposits, collaterals and pledges	17	1,355,769,890	1,248,486,840
252	2. Long-term prepaid expenses	18	1,201,328,230	1,766,219,797
254	3. Payments to Settlement Assistance Fund	19	14,697,945,609	11,928,837,960
255	4. Other long-term assets	19	10,010,010,165	-
270	TOTAL ASSETS		3,377,591,665,104	2,545,673,353,077

STATEMENT OF FINANCIAL POSITION (continued)
as at 31 December 2024

Code	ITEMS	Notes	31/12/2024 VND	31/12/2023 VND
300	C. LIABILITIES		1,826,381,251,313	1,045,519,749,906
310	I. Current liabilities		1,826,381,251,313	1,045,519,749,906
311	1. Short-term borrowings and financial leases		1,804,600,000,000	1,032,000,000,000
312	1.1 Short-term borrowings	20	1,804,600,000,000	1,032,000,000,000
318	2. Payables for securities trading activities	21	2,537,268,891	2,798,673,161
320	3. Short-term trade payables	22	254,848,236	272,890,238
322	4. Tax and other payables to the State	23	14,626,075,414	6,765,892,354
323	5. Payables to employees		228,481,908	-
325	6. Short-term accrued expenses	24	3,492,362,156	2,668,088,174
329	7. Other short-term payables		642,214,708	1,014,205,979
400	D. OWNERS' EQUITY		1,551,210,413,791	1,500,153,603,171
410	I. Owners' equity	25	1,551,210,413,791	1,500,153,603,171
411	1. Share capital		1,480,000,000,000	1,480,000,000,000
411.1	1.1 Contributed capital	25.1	970,000,000,000	970,000,000,000
411.1a	1.1.1 Ordinary shares		970,000,000,000	970,000,000,000
	1.2 Share premium	25.2	510,000,000,000	510,000,000,000
415	2. Operational risk and financial reserve		1,321,976,000	1,321,976,000
417	3. Undistributed profit		69,888,437,791	18,831,627,171
417.1	3.1 Realized profit	25.3	69,886,152,386	18,831,299,766
417.2	3.2 Unrealized profit		2,285,405	327,405
440	TOTAL LIABILITIES AND OWNERS' EQUITY		3,377,591,665,104	2,545,673,353,077

802-
G TY
M HUI
& YO
INA
HỒ

STATEMENT OF FINANCIAL POSITION (continued)
as at 31 December 2024

OFF-BALANCE SHEET ITEMS

Code	ITEMS	Notes	31/12/2024 VND	31/12/2023 VND
A. ASSETS OF THE COMPANY AND ASSETS MANAGED UNDER AGREEMENTS				
006	Outstanding shares (number of shares)	25.4	97,000,000	97,000,000
008	Financial assets listed/registered for trading at the Vietnam Securities Depository and Clearing Corporation ("VSDC") of the Company	26.1	278,223,910,000	98,783,810,000
B. ASSETS AND PAYABLES UNDER AGREEMENTS WITH INVESTORS				
021	Financial assets listed/registered for trading at the VSDC of investors	26.2	6,470,756,610,000	5,844,562,649,000
021.1	<i>Unrestricted financial assets</i>		6,304,906,030,000	5,549,790,635,000
021.2	<i>Restricted financial assets</i>		421,200,000	5,603,800,000
021.4	<i>Blocked financial assets</i>		259,000,000	5,000,000
021.5	<i>Financial assets awaiting settlement</i>		165,170,380,000	289,163,214,000
026	Investors' deposits	26.3	653,736,416,237	802,712,745,095
027	Investors' deposits for securities trading activities managed by the Company	26.3	653,736,416,237	802,712,745,095
031	Payables to investors for deposits for securities trading activities managed by the Company	26.4	653,736,416,237	802,017,576,095
031.1	<i>Payables to domestic investors for deposits for securities trading activities managed by the Company</i>		619,260,159,443	789,798,723,735
031.2	<i>Payables to foreign investors for deposits for securities trading activities managed by the Company</i>		14,535,199,130	12,218,852,360
031.3	<i>Payables to domestic investors for margin deposits for derivatives trading activities</i>		18,441,085,164	-
031.4	<i>Payables to foreign investors for margin deposits for derivatives trading activities</i>		1,499,972,500	-
035	Dividend, bond principal and interest payables		-	695,169,000

Prepared by:


Ms. Tran Thi Minh Hien
Accountant

Reviewed by:


Ms. Dinh Thi Lan Phuong
Chief Accountant

Approved by:


Mr. Lee Jun Hyuck
General Director

Hanoi, Vietnam

6 March 2025

INCOME STATEMENT
for the year ended 31 December 2024

Code	ITEMS	Notes	2024 VND	2023 VND
	I. OPERATING INCOME			
01	1. Gain from financial assets at fair value through profit or loss ("FVTPL")		21,906,307,523	36,666,764,887
01.1	1.1 Gain from disposals of financial assets at FVTPL	27.1	14,926,322,623	30,937,392,246
01.2	1.2 Gain from revaluation of financial assets at FVTPL	27.2	1,958,000	-
01.3	1.3 Dividend, interest income from financial assets at FVTPL	27.3	6,978,026,900	5,729,372,641
02	2. Gain from held-to-maturity ("HTM") investments	27.3	37,800,792,722	37,340,100,004
03	3. Gain from loans and receivables	27.3	194,496,021,710	136,938,728,860
06	4. Revenue from brokerage services		40,973,891,242	33,392,833,651
07	5. Revenue from securities underwriting, issuance agency services		11,500,000,000	-
09	6. Revenue from securities depository services		3,100,016,561	2,181,768,629
11	7. Revenue from other activities		211,186,827	536,094,492
20	Total operating income		309,988,216,585	247,056,290,523
	II. OPERATING EXPENSES			
21	1. Loss from financial assets at FVTPL		2,918,138,830	5,976,765,577
21.1	1.1 Loss from disposals of financial assets at FVTPL	27.1	2,606,161,718	5,954,243,827
21.2	1.2 Loss from revaluation of financial assets at FVTPL	27.2	-	17,050
21.3	1.3 Transaction costs for acquisition of financial assets at FVTPL		311,977,112	22,504,700
26	2. Expenses for proprietary trading activities		751,764,219	54,724,274
27	3. Expenses for brokerage services	28	93,303,446,450	89,002,355,310
28	4. Expenses for securities underwriting, issuance agency services		10,350,000,000	-
30	5. Expenses for securities depository services		3,211,075,302	2,465,179,672
31	6. Expenses for financial advisory services		740,150,865	-
32	7. Expenses for other activities		19,237,355	31,621,104
40	Total operating expenses		111,293,813,021	97,530,645,937
	III. FINANCIAL INCOME			
42	1. Dividend and interest income from demand deposits	29	4,400,181,622	3,951,135,709
50	Total financial income		4,400,181,622	3,951,135,709
	IV. FINANCIAL EXPENSES			
52	1. Interest expenses from borrowings		61,226,948,992	47,983,566,545
55	2. Other financial expenses		6,131,905,254	12,983,417,609
60	Total financial expenses	30	67,358,854,246	60,966,984,154
62	V. GENERAL AND ADMINISTRATIVE EXPENSES	31	71,877,473,550	64,608,758,410

CASH FLOW STATEMENT
for the year ended 31 December 2024

Code	ITEMS	Notes	2024 VND	2023 VND
	I. CASH FLOW FROM OPERATING ACTIVITIES			
01	1. Profit before tax		63,868,367,677	27,916,377,730
02	2. Adjusted for		(82,714,798,437)	(44,504,127,829)
03	Depreciation and amortization		13,917,618,198	13,472,120,608
04	Provisions		9,147,833	22,869,583
06	Interest expenses from borrowings	30	61,226,948,992	47,983,566,545
07	Loss from investing activities		1,731,723,632	2,270,904,485
08	Accrued interest		(159,600,237,092)	(108,253,589,050)
10	3. Increase in non-monetary expenses		-	17,050
11	Loss from revaluation of financial assets at FVTPL	27.2	-	17,050
18	4. Decrease in non-monetary income		(1,958,000)	-
19	Gain from revaluation of financial assets at FVTPL	27.2	(1,958,000)	-
30	5. Operating (loss)/profit before changes in working capital		(664,557,202,582)	90,531,270,115
31	(Increase)/Decrease in financial assets at FVTPL		(47,392,034,370)	506,659,130,870
32	(Increase)/Decrease in HTM investments		(336,000,000,000)	241,000,000,000
33	Increase in loans		(363,126,817,621)	(678,165,208,791)
35	(Increase)/Decrease in receivables from disposals of financial assets		(624,218,539)	50,988,510
36	Decrease in receivables and accruals from dividend and interest income		163,400,196,968	98,711,974,761
37	Decrease/(Increase) in receivables from services provided by the Company		45,270,926	(67,754,120)
39	Decrease in other receivables		733,516,861	357,057,915
40	Increase in other assets		(12,021,576,374)	(2,942,616,861)
41	Decrease in accrued expenses (excluding interest expenses)		(6,460,012,100)	(16,675,198,533)
42	(Increase)/Decrease in prepaid expenses		2,071,936,513	(777,872,841)
43	CIT paid		(6,840,026,210)	(5,050,897,158)
44	Interest paid		(60,074,568,164)	(51,789,580,591)
45	Increase/(Decrease) in trade payables		289,965,998	(246,373,292)
47	Increase/(Decrease) in tax and payables to the State (excluding CIT paid)		1,888,652,213	(1,103,649,441)
48	Increase/(Decrease) in payables to employees		228,481,908	(49,179,650)
50	(Decrease)/Increase in other payables		(633,395,541)	620,449,337
51	Other receipts from operating activities		89,708,000	-
52	Other payments for operating activities		(132,283,050)	-
60	Net cash flows (used in)/from operating activities		(683,405,591,342)	73,943,537,066



CASH FLOW STATEMENT (continued)
for the year ended 31 December 2024

Code	ITEMS	Notes	2024 VND	2023 VND
	II. CASH FLOW FROM INVESTING ACTIVITIES			
61	1. Payments for purchase & construction of fixed assets, investment properties and other long-term assets		(12,814,858,559)	(3,969,441,000)
65	2. Interest from loans, dividends from long-term investments received		4,400,181,622	3,951,135,709
70	Net cash flows used in investing activities		(8,414,676,937)	(18,305,291)
	III. CASH FLOW FROM FINANCING ACTIVITIES			
73	1. Drawdown of borrowings		12,830,045,000,000	7,670,755,650,089
73.2	1.1 Borrowings from others		12,830,045,000,000	7,670,755,650,089
74	2. Repayment of borrowings		(12,057,445,000,000)	(7,666,155,650,089)
74.3	2.1 Other repayment of borrowings		(12,057,445,000,000)	(7,666,155,650,089)
80	Net cash flows from financing activities		772,600,000,000	4,600,000,000
90	NET CASH FLOW DURING THE YEAR		80,779,731,721	78,525,231,775
101	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		147,556,781,512	69,031,549,737
101.1	Cash		147,556,781,512	69,031,549,737
103	CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	5	228,336,513,233	147,556,781,512
103.1	Cash		228,336,513,233	147,556,781,512

CASH FLOW STATEMENT (continued)
for the year ended 31 December 2024

CASH FLOWS FROM BROKERAGE AND TRUST ACTIVITIES OF INVESTORS

Code	ITEMS	Notes	2024 VND	2023 VND
	I. Cash flows from brokerage and trust activities of investors			
01	1. Cash receipts from disposal of brokerage securities of investors		66,332,409,658,169	54,492,711,623,572
02	2. Cash payments for purchase of brokerage securities of investors		(67,100,444,405,626)	(55,925,587,581,173)
07	3. Cash receipts for settlement of securities transactions of investors		89,545,766,848,645	70,682,524,844,501
08	4. Cash payment for settlement of securities transactions of investors		(88,926,013,261,046)	(68,996,816,165,272)
14	5. Cash receipts from securities issuers		302,881,796,783	169,059,830,319
15	6. Cash payments for securities issuers		(303,576,965,783)	(168,368,208,319)
20	Net increase in cash during the year		(148,976,328,858)	253,524,343,628
30	II. Cash and cash equivalents of investors at the beginning of the year		802,712,745,095	549,188,401,467
31	Cash at banks at the beginning of the year		802,712,745,095	549,188,401,467
32	- Investors' deposits managed by the Company for securities trading activities		802,712,745,095	549,188,401,467
40	III. Cash and cash equivalents of investors at the end of the year		653,736,416,237	802,712,745,095
41	Cash at banks at the end of the year		653,736,416,237	802,712,745,095
42	- Investors' deposits managed by the Company for securities trading activities		653,736,416,237	802,712,745,095

Prepared by:


Ms. Tran Thi Minh Hien
Accountant

Reviewed by:


Ms. Dinh Thi Lan Phuong
Chief Accountant

Approved by:


Mr. Lee Jun Hyuck
General Director

Hanoi, Vietnam

6 March 2025

STATEMENT OF CHANGES IN EQUITY
for the year ended 31 December 2024

ITEMS	Opening balance		Increase/Decrease				Closing balance	
	01/01/2023 VND	01/01/2024 VND	Prior year		Current year		31/12/2023 VND	31/12/2024 VND
			Increase VND	Decrease VND	Increase VND	Decrease VND		
I. CHANGES IN OWNERS' EQUITY	1,477,820,504,397	1,500,153,603,171	22,333,115,824	17,050	51,056,810,620	-	1,500,153,603,171	1,551,210,413,791
1. Share capital	1,480,000,000,000	1,480,000,000,000	-	-	-	-	1,480,000,000,000	1,480,000,000,000
1.1 Ordinary shares	970,000,000,000	970,000,000,000	-	-	-	-	970,000,000,000	970,000,000,000
1.2 Share premium	510,000,000,000	510,000,000,000	-	-	-	-	510,000,000,000	510,000,000,000
3. Operational risk and financial reserve	1,321,976,000	1,321,976,000	-	-	-	-	1,321,976,000	1,321,976,000
4. Undistributed profit/(loss)	(3,501,471,603)	18,831,627,171	22,333,115,824	17,050	51,056,810,620	-	18,831,627,171	69,888,437,791
4.1 Realized profit/(loss)	(3,501,816,058)	18,831,299,766	22,333,115,824	-	51,054,852,620	-	18,831,299,766	69,886,152,386
4.2 Unrealized profit	344,455	327,405	-	17,050	1,958,000	-	327,405	2,285,405
TOTAL	1,477,820,504,397	1,500,153,603,171	22,333,115,824	17,050	51,056,810,620	-	1,500,153,603,171	1,551,210,413,791

Prepared by:

Reviewed by:

Approved by:





Ms. Tran Thi Minh Hien
Accountant

Ms. Dinh Thi Lan Phuong
Chief Accountant

Mr. Lee Jun Hyuck
General Director

Hanoi, Vietnam

6 March 2025

NOTES TO THE FINANCIAL STATEMENTS
as at 31 December 2024 and for the year then ended

1. CORPORATE INFORMATION

Pinetree Securities Corporation (“the Company”), initially HFT Securities Corporation, is a Joint Stock Company established under Vietnam Law on Enterprises, Securities Trading License No. 10/GPHDKD issued by the State Securities Commission for the first time on 18 February 2003 with initial charter capital at VND 6,000,000,000. The Company’s charter capital was approved to increase to VND 970,000,000,000 in accordance with the latest amended License No. 127/GPDC-UBCK dated 27 December 2021 granted by the State Securities Commission.

The Company’s principal activities in the current year are to provide brokerage services, securities underwriting, financial and investment advisory services, proprietary trading, securities depository, derivatives trading and other services in accordance with law and regulations applicable to securities companies.

The Company’s head office is located at Floor 20th, ROX Tower, 54A Nguyen Chi Thanh street, Lang Thuong ward, Dong Da district, Hanoi.

The total number of employees of the Company as at 31 December 2024 was: 116 persons (as at 31 December 2023: 108 persons).

Operations of the Company

Charter capital

As at 31 December 2024, total charter capital of the Company was VND 970,000,000,000 (as at 31 December 2023: VND 970,000,000,000).

Investment objectives

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

Investment restrictions

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

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

1. CORPORATE INFORMATION (continued)

Operations of the Company (continued)

Investment restrictions (continued)

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

2. BASIS OF PREPARATION

2.1 Applied accounting standards and systems

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

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

2.2 Applied accounting documentation system

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.3 *Fiscal year*

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

2.4 *Accounting currency*

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

2.5 *Basis of assumptions and uses of accounting estimates*

The preparation of the financial statements requires the Company's Management to make estimates and assumptions that affect the reported amount of assets, liabilities and the disclosure of contingent liabilities. These estimates and assumptions also affect the income, expenses and the resultant provisions. Such estimates are necessarily based on assumptions involving varying degrees of subjectivity and uncertainty and actual results may differ resulting in future changes in such provision.

3. STATEMENT OF COMPLIANCE WITH VIETNAMESE ACCOUNTING STANDARDS AND SYSTEMS

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

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Company in the preparation and presentation of the financial statements are consistent with those used in the preparation and presentation of the financial statements for the year ended 31 December 2023.

4.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash at banks, deposits for clearing and settlement of securities trading and short-term, highly liquid investments with an original terms of three months or less that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

Financial assets at FVTPL are financial assets that satisfy either of the following conditions:

- a) It is classified as held for trading. A financial asset is classified as held for trading if:
 - ▶ It is acquired or incurred principally for the purpose of selling or repurchasing it in the near term;
 - ▶ There is evidence of a recent actual pattern of short-term profit-taking; or
 - ▶ It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, the classification of the financial asset into financial asset at FVTPL is deemed reasonable if it meets one of the following criteria:
 - ▶ The classification eliminates or significantly reduces the inconsistent treatments that would otherwise arise from measuring the asset or recognising gains or losses on a different basis;
 - ▶ The financial asset is part of a group of financial assets which are managed and their performance is evaluated on a fair value basis, in accordance with the Company's risk management or investment strategy.

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

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

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

4.4 *Loans*

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

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

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

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 *Loans* (continued)

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

Margin lending

Margin lending is the activity that the Company lends money to investors to buy securities on the margin trading accounts of investors opened at the Company, and at the same time, the investors are responsible for depositing a part or the whole of numbers of permitted securities which are in the margin trading accounts to secure such loans. Margin loans are initially recognized at cost. After initial recognition, margin loans continue to be recorded at cost and periodically assessed for impairment (if any).

4.5 *Held-to-maturity ("HTM") investments*

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

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

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

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

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

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.5 *Held-to-maturity (“HTM”) investments* (continued)

HTM investments are subject to impairment assessment at the balance sheet date. Provision is made for an HTM investment when there is any objective evidence that the investment is unrecoverable or there is uncertainty of recoverability, resulting from one or more events that has occurred after the initial recognition of the investment and that event has an impact on the estimated future cash flows of the investment that can be reliably estimated. Evidence of impairment may include a drop in the fair value/market value (if any) of the investment, indications that the debtors or a group of debtors are experiencing significant financial difficulties, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrear or economic conditions that correlate with defaults. When there is any evidence of impairment, provision for an HTM investment is determined as the negative difference between its fair value and amortized cost at the assessment date. Any increase/decrease in the balance of provision is recorded in *“Provision expenses for diminution in value and impairment of financial assets, doubtful debts, and interest expenses from borrowings”* in the income statement.

4.6 *Fair value/market value of financial assets*

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

- ▶ For securities listed on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, market prices are closing prices on the last trading date before the revaluation date;
- ▶ For securities non-listed on the stock market but registered for trading on Unlisted Public Company Market (“UPCoM”), market prices are determined as the average of the reference prices in the last 30 consecutive trading days before the time of making financial statements published by the Stock Exchange;
- ▶ For trading securities on UPCoM market that have not been traded within 30 days before the time of preparing the financial statements, the provisioning rate for each securities investment package shall be determined in accordance with regulations on the level of deductions for other investments;
- ▶ For delisted securities and suspended trading securities from the sixth day onwards, the actual securities price is the book value at the latest financial statements date;
- ▶ For non-listed securities and securities non-registered for trading on UPCoM, actual prices are average of actual trading prices quoted by three (03) securities companies conducting transactions at the last trading date before but not exceeding the revaluation date by more than a month.

For securities which do not have reference price from the above sources, the fair value is determined as par price plus accrued interest (if any) or based on internal valuation method of the Company.

For the purposes of determining taxable income, the tax base of the Company's financial assets is measured at cost less provision for diminution in value. Accordingly, the market value of securities for the purpose of making provision is determined in accordance with Circular No. Circular No. 48/2019/TT- BTC dated 8 August 2019 (“Circular 48”) promulgated by the Ministry of Finance and Circular No. 24/2022/TT-BTC (“Circular No. 24”) dated 7 April 2022 amending and supplementing a number of articles of Circular No. 48.



NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 Derecognition of financial assets

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

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

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

In the case that the recognized liability is in the form of guarantee, the transferred assets will be recognized at the smaller value between the initial carrying value of the assets and the maximum obligation incurred by the Company.

4.8 Reclassification of financial assets

Reclassification when selling financial assets other than FVTPL

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

Reclassification due to change in purpose or ability to hold

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

- ▶ Non-derivative financial assets at FVTPL or financial assets that are not required to classify as financial assets at FVTPL at initial recognition can be classified as loans and other receivables or as cash and cash equivalents if the requirements are met. The gains or losses arising from revaluation of financial assets at FVTPL prior to the reclassification are not allowed to be reversed;
- ▶ If certain investments should no longer be classified as HTM investments due to changes in purpose or ability to hold, they are required to be reclassified into available-for-sale financial assets and measured at fair value. The difference arising from revaluation between carrying value and fair value are recognized as "Gain/(loss) from revaluation of assets at fair value" in owners' equity.

4.9 Recognition of mortgaged financial assets

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.9 *Recognition of mortgaged financial assets* (continued)

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

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

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

4.10 *Receivables*

Receivables are initially recognized at cost and are continuously presented at cost in subsequent periods.

Provision for receivables is determined based on the overdue status of debts or expected loss of current debts in case the debts are undue yet the organization has fallen into bankruptcy, is under dissolution process or has absconded; or individual who is being prosecuted, detained, on trial or under sentence or is suffering from fatal diseases (with medical certificate) or has deceased or the debts requested for sentence yet are unenforceable due to individual escaping or the debts sued for debt collection yet are under suspension. Provision expenses incurred are recorded in "Other operating expenses" in the income statement in the year.

Provision rates for overdue receivables are as follows:

<u>Overdue period</u>	<u>Provision rate</u>
From over six (06) months to less than one (01) year	30%
From one (01) year to less than two (02) years	50%
From two (02) years to less than three (03) years	70%
From over three (03) years	100%

Management also makes assessment on estimated losses of undue receivables based on qualitative factors and makes provision thereto.

4.11 *Fixed assets*

Fixed assets are stated at cost less accumulated depreciation or amortization.

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

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

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.12 Depreciation and amortization

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

Machines and equipment	03 – 07 years
Office equipment	03 – 05 years
Other tangible fixed assets	05 years
Computer software	03 – 07 years
Other intangible assets	07 years

4.13 Leases

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

When the Company is the lessee

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

4.14 Prepaid expenses

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

The following expenses are recorded as long-term prepaid expenses and are amortized from one (01) year to three (03) years to the income statement:

- ▶ Maintenance expenses, software expenses;
- ▶ Office tools expenses and other prepaid expenses.

4.15 Borrowings

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

4.16 Payables and accrued expenses

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

4.17 Employees' benefits

4.17.1 Retirement benefits

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.17 *Employees' benefits* (continued)

4.17.2 *Voluntary resignation benefits*

Under Article 46 of the Vietnam Labor Code No. 45/2019/QH14 taking effect on 1 January 2021 and the Decree No. 145/2020/ND-CP of Government regulating and guiding the implementation of articles of the Vietnam Labor Code regarding working conditions and labor relations, the Company has the responsibility to pay allowance equivalent to half of their monthly salary for each year of employment for voluntarily resigned employees who fully meet the requirements in accordance with the regulations. Working time to calculate the severance allowance is the total time the employee has worked for the Company minus the time that the employee has participated in unemployment insurance in accordance with the regulations on unemployment insurance and the working time during which the employer has paid severance allowance and job-loss allowance. The average monthly salary used in this calculation is the average monthly salary of the latest six-month period up to the resignation.

4.17.3 *Unemployment allowance*

According to Article 57 of the Law on Employment No. 38/2013/QH13 effective from 01 January 2015 and Decree No. 28/2015/ND-CP dated 12 March 2015 of the Government providing guidelines for the Law on Employment in term of unemployment insurance, the Company is required to contribute to the unemployment insurance at the rate of 1% of salary and wage fund of unemployment insurance joiners and deduct 1% of monthly salary and wage of each employee to contribute to the unemployment insurance. According to Decision No. 28/2021/QĐ-TTg of the Prime Minister, from 01 October 2021, the Company is entitled to reduce the unemployment insurance contributions rate of 1% mentioned above to 0% within 12 months.

4.18 *Foreign currency transactions*

Transactions in currencies other than the Company's reporting currency ("VND") are recorded at the actual exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are revalued at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are revalued at the selling exchange rates of the commercial banks designated for payment;
- ▶ Capital contributions or capital receipts are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- ▶ Payments for purchases assets or expenses without liabilities initially being recognized is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the financial year, monetary items denominated in foreign currencies are revalued at actual exchange rates at the date of the balance sheet (except for loans and liabilities that have used financial instruments to hedge against foreign exchange risks) on the following basis:

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

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Revenue recognition

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

Revenue from brokerage services

Where the contract outcome can be reliably measured, revenue is recognized with reference to the stage of completion. Where the contract outcome cannot be reliably measured, revenue is recognized only to the extent that the incurred expenses would be recoverable.

Income from proprietary trading

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

Other incomes

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

Interest income

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

Dividend

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

Revenue from other services provided

When there is a certainty in determining contract performance, income would be recognized based on percentage of contract completion.

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

4.20 Interest expenses

Interest expenses include accrued interests from borrowings and interests directly related to borrowings of the Company. Interest expenses are recognized on an accrual basis.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.21 *Method of calculation for costs of securities in proprietary trading*

Costs of securities in proprietary trading are determined using weighted average cost at the end of the transaction date method.

4.22 *Corporate income tax*

Current income tax

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

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

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

Deferred income tax

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

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

Deferred tax assets are levied on deductible temporary differences, deductible amounts carried over to subsequent years of taxable losses, and unutilized tax advantages when it is likely that earnings are generated in foreseeable future to use deductible temporary differences, taxable losses and tax advantages, except for deferred tax asset arising from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at the balance sheet date and reduced to the extent that sufficient taxable profits will be available to allow all or part of the asset to be used. Unrecognized deferred tax assets are reassessed at the balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates expected to apply in the year when the asset is realized or the liability is settled based on tax rates and tax laws effective at the balance sheet date. Deferred income tax is charged or credited to the income statement, except when it relates to items recognized directly to equity, in this case, the deferred income tax is also directly recorded in equity.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.22 Corporate income tax (continued)

Deferred income tax (continued)

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

4.23 Owners' equity

Contributed capital

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

Undistributed profit

Undistributed profit comprises of realized and unrealized profit.

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

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

Profit distribution

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

4.24 Related parties

Parties are considered to be related parties of the Company if a party has the ability, either directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other parties are under common control or under common significant influence. Related parties can be enterprises or individuals, including close family members of individuals who are related parties.

4.25 Nil balances

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

5. CASH AND CASH EQUIVALENTS

	31/12/2024 VND	31/12/2023 VND
Cash at bank for operations of the Company	<u>228,336,513,233</u>	<u>147,556,781,512</u>
Total	<u>228,336,513,233</u>	<u>147,556,781,512</u>

6. TRADING VALUE AND VOLUME DURING THE YEAR

	Trading volume Unit	Trading value VND
The Company	73,613,457	12,228,789,060,375
Shares	58,845	2,162,927,500
Bonds	73,475,262	10,275,911,777,107
Other securities	79,350	1,950,714,355,768
Investors	6,901,196,062	154,423,096,524,559
Shares	6,129,230,378	132,227,333,270,660
Bonds	4,664,202	508,404,819,939
Other securities	767,301,482	21,687,358,433,960
Total	<u>6,974,809,519</u>	<u>166,651,885,584,934</u>

7. FINANCIAL ASSETS

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

	31/12/2024		31/12/2023	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Shares	87,097,945	89,383,350	10,980,695	11,308,100
Bonds	231,278,079,476	231,278,079,476	131,090,928,804	131,090,928,804
Valuable papers	49,775,342,448	49,775,342,448	102,646,576,000	102,646,576,000
Total	<u>281,140,519,869</u>	<u>281,142,805,274</u>	<u>233,748,485,499</u>	<u>233,748,812,904</u>

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

	31/12/2024 VND	31/12/2023 VND
Over 3-month term deposits (*)	345,000,000,000	309,000,000,000
Over 3-month certificates of deposit (**)	250,000,000,000	200,000,000,000
Bonds (***)	250,000,000,000	-
Total	<u>845,000,000,000</u>	<u>509,000,000,000</u>

(*) As at 31 December 2024, these were term deposits with terms ranging from 181 days to 184 days, bearing interest at rates varying from 4.80% p.a to 5.90% p.a (As at 31 December 2023: 5.20% p.a - 7.80% p.a).

(**) As at 31 December 2024, these were certificates of deposit with terms ranging from 182 days to 188 days, bearing interest at rates varying from 4.80% p.a to 6.50% p.a (as at 31 December 2023: 6.70% p.a).

(***) As at 31 December 2024, these were bonds with maturity terms ranging from 7 to 8 years, bearing interest at rates varying from 5.78% p.a to 7.475% p.a.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

7. FINANCIAL ASSETS (continued)

7.3 Loans

	31/12/2024		31/12/2023	
	Cost VND	Fair value (**) VND	Cost VND	Fair value (**) VND
Margin lending (*)	1,741,542,092,106	1,741,542,092,106	1,277,041,328,646	1,277,041,328,646
Advance lending	171,336,890,942	171,336,890,942	272,710,836,781	272,710,836,781
Total	1,912,878,983,048	1,912,878,983,048	1,549,752,165,427	1,549,752,165,427

(*) Securities under margin activities are used as collaterals for the margin lendings granted by the Company to investors. The par value and market value of securities used as collaterals for margin lending are as follows:

	31/12/2024		31/12/2023	
	Face value VND	Market value VND	Face value VND	Market value VND
Securities used as collaterals	1,808,536,610,000	3,819,572,051,590	1,345,128,510,000	3,028,594,266,890

(**) The fair value of loans is measured at cost less provision for doubtful debts.

7.4 Changes in fair value of financial assets

Changes in fair value of financial assets as at 31 December 2024 are as follows:

Financial assets	Cost VND	Revaluation difference		Revaluation value VND
		Increase VND	Decrease VND	
FVTPL				
Shares	87,097,945	3,673,600	(1,388,195)	89,383,350
Bonds	231,278,079,476	-	-	231,278,079,476
Valuable papers	49,775,342,448	-	-	49,775,342,448
Total	281,140,519,869	3,673,600	(1,388,195)	281,142,805,274

Changes in fair value of financial assets as at 31 December 2023 are as follows:

Financial assets	Cost VND	Revaluation difference		Revaluation value VND
		Increase VND	Decrease VND	
FVTPL				
Shares	10,980,695	1,715,600	(1,388,195)	11,308,100
Bonds	131,090,928,804	-	-	131,090,928,804
Valuable papers	102,646,576,000	-	-	102,646,576,000
Total	233,748,485,499	1,715,600	(1,388,195)	233,748,812,904

100
 C
 CH
 NS
 VII
 -T

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

8. RECEIVABLES

	31/12/2024 VND	31/12/2023 VND
Receivables from disposals of financial assets	665,031,739	40,813,200
Receivables from sales of listed bonds, shares	665,031,739	40,813,200
Receivables and accruals from dividend and interest income	27,692,470,648	31,492,430,524
Accrued interest from term deposits, certificates of deposit	5,845,693,147	17,758,383,569
Accrued interest from unlisted bonds	5,168,842,468	-
Accrued interest from margin lending	16,654,264,283	13,551,493,487
Accrued interest from advance lending	23,670,750	182,553,468
Total	<u>28,357,502,387</u>	<u>31,533,243,724</u>

9. ADVANCES TO SUPPLIERS

	31/12/2024 VND	31/12/2023 VND
OOS Software Joint Stock Company	300,000,000	300,000,000
Hai Han Intellectual Property Company Limited	66,847,000	133,694,000
Other advances to suppliers	-	241,161,000
Total	<u>366,847,000</u>	<u>674,855,000</u>

10. RECEIVABLES FROM SERVICES PROVIDED BY THE COMPANY

	31/12/2024 VND	31/12/2023 VND
Receivables from securities brokerage activities	83,062,786	128,333,712
Total	<u>83,062,786</u>	<u>128,333,712</u>

11. OTHER RECEIVABLES

	31/12/2024 VND	31/12/2023 VND
Others	103,147,047	836,663,908
<i>In which:</i>		
- Irrecoverable debts	45,739,166	45,739,166
Total	<u>103,147,047</u>	<u>836,663,908</u>

12. SHORT-TERM DEPOSITS, COLLATERALS AND PLEDGES

	31/12/2024 VND	31/12/2023 VND
Deposit for expats' rentals	38,387,250	103,095,250
Total	<u>38,387,250</u>	<u>103,095,250</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

13. SHORT-TERM PREPAID EXPENSES

	31/12/2024 VND	31/12/2023 VND
Brand marketing and recruitment expenses	29,408,958	30,639,358
Data purchasing and internet expenses	2,581,154,945	2,785,450,104
Other prepaid expenses	3,162,794,274	4,464,313,661
Total	5,773,358,177	7,280,403,123

14. TANGIBLE FIXED ASSETS

	<i>Machines & equipment</i> VND	<i>Office equipment</i> VND	<i>Other tangible fixed assets</i> VND	<i>Total</i> VND
Cost				
Opening balance	20,525,892,109	2,675,717,344	99,572,000	23,301,181,453
Additions	6,973,837,200	695,413,400	-	7,669,250,600
Closing balance	27,499,729,309	3,371,130,744	99,572,000	30,970,432,053
<i>In which:</i>				
- Fully depreciated tangible fixed assets in use	1,174,992,309	968,499,344	99,572,000	2,243,063,653
Accumulated depreciation				
Opening balance	12,161,581,630	1,680,196,186	84,636,183	13,926,413,999
Depreciation for the year	3,161,314,057	656,616,854	14,935,817	3,832,866,728
Closing balance	15,322,895,687	2,336,813,040	99,572,000	17,759,280,727
Net book value				
Opening balance	8,364,310,479	995,521,158	14,935,817	9,374,767,454
Closing balance	12,176,833,622	1,034,317,704	-	13,211,151,326

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

15. INTANGIBLE ASSETS

	<i>Computer software VND</i>	<i>Brands, trademarks VND</i>	<i>Total VND</i>
Cost			
Opening balance	68,476,367,401	-	68,476,367,401
Additions	<u>2,911,034,001</u>	<u>97,548,110</u>	<u>3,008,582,111</u>
Closing balance	<u>71,387,401,402</u>	<u>97,548,110</u>	<u>71,484,949,512</u>
<i>In which:</i>			
- Fully amortized intangible assets in use	3,638,815,860	-	3,638,815,860
Accumulated amortization			
Opening balance	29,724,606,794	-	29,724,606,794
Amortization for the year	<u>10,073,925,270</u>	<u>10,826,200</u>	<u>10,084,751,470</u>
Closing balance	<u>39,798,532,064</u>	<u>10,826,200</u>	<u>39,809,358,264</u>
Net book value			
Opening balance	<u>38,751,760,607</u>	-	<u>38,751,760,607</u>
Closing balance	<u>31,588,869,338</u>	<u>86,721,910</u>	<u>31,675,591,248</u>

16. CONSTRUCTION IN PROGRESS

	<i>31/12/2024 VND</i>	<i>31/12/2023 VND</i>
Purchases of fixed assets	105,000,000	399,000,000
Software development	<u>2,431,025,848</u>	<u>-</u>
Total	<u>2,536,025,848</u>	<u>399,000,000</u>

17. LONG-TERM DEPOSITS, COLLATERALS AND PLEDGES

	<i>31/12/2024 VND</i>	<i>31/12/2023 VND</i>
Office rental deposits	1,167,074,340	1,167,074,340
House rental deposits	105,695,550	-
Other deposits	<u>83,000,000</u>	<u>81,412,500</u>
Total	<u>1,355,769,890</u>	<u>1,248,486,840</u>

18. LONG-TERM PREPAID EXPENSES

	<i>31/12/2024 VND</i>	<i>31/12/2023 VND</i>
Tools and equipment	733,093,577	904,674,303
Software expenses	235,444,062	125,801,718
Other prepaid expenses	<u>232,790,591</u>	<u>735,743,776</u>
Total	<u>1,201,328,230</u>	<u>1,766,219,797</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

19. PAYMENTS TO FUNDS

19.1 *Payments to Settlement Assistance Fund*

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

According to circular No. 119/2020/TT-BTC dated 31 December 2020 by the Minister of Finance providing regulations on the registration, depository, clearing and settlement of securities, Decision No. 45/QĐ-VSD dated 22 May 2014 on the promulgation of regulations on the management and use of the Settlement Assistance Fund by the General Director of the VSDC, the Company is required to deposit an initial amount of VND 120 million at the VSDC and pay an addition of 0.01% of the total amount of brokered securities in the prior year, but not over VND 2.5 billion p.a. The maximum contribution of each depository member being a securities company engaging in proprietary trading and brokerage services to the Settlement Assistance Fund is VND 20 billion.

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

	31/12/2024 VND	31/12/2023 VND
Initial balance	120,000,000	120,000,000
Additions	13,758,848,419	11,258,848,419
Distributed interest	819,097,190	549,989,541
Total	14,697,945,609	11,928,837,960

19.2 *Payments to Clearing Fund*

According to Circular No. 58/2021/TT-BTC of the Ministry of Finance issued on 12 July 2021 guiding a number of articles of Decree No. 158/2020/ND-CP dated 31 December 2020 of the Government on derivative securities and derivative securities market, the Clearing fund is formed from the contributions of clearing members in cash or securities approved by the VSDC for the purpose of compensating for losses and settle derivative securities transactions in the name of a clearing member in case the clearing member or investor of the clearing member becomes insolvent. Also, the Company is required to deposit an initial amount of money of VND 10 billion at the VSDC into the Clearing fund for derivatives trading. Periodic additional contributions include additional contributions due to periodic revaluation and unusual additional contributions issued by VSDC over time.

	31/12/2024 VND	31/12/2023 VND
Initial payment	10,000,000,000	-
Distributed interest	10,010,165	-
Total	10,010,010,165	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

20. SHORT-TERM BORROWINGS

Short-term borrowings from credit institutions

Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch
Nonghyup Bank – Hanoi Branch
Vietnam Joint Stock Commercial Bank for Industry and Trade – Tay Ha Noi Branch
Other credit institutions

	31/12/2023 VND	Proceeds during the year VND	Payments during the year VND	31/12/2024 VND
	147,000,000,000	3,953,665,000,000	(3,769,665,000,000)	331,000,000,000
	-	250,000,000,000	-	250,000,000,000
	150,000,000,000	4,543,680,000,000	(4,463,680,000,000)	230,000,000,000
	735,000,000,000	4,082,700,000,000	(3,824,100,000,000)	993,600,000,000
Total	1,032,000,000,000	12,830,045,000,000	(12,057,445,000,000)	1,804,600,000,000

Short-term borrowings as at 31 December 2024 include:

- ▶ An overdraft with interest at rate 4.80% p.a; and
- ▶ Short-term borrowings with interest at rates ranging from 3.50% to 5.70%.

These borrowings are for the purpose of supplementing working capital for the Company.

As at the end of the year, the short-term borrowings are secured by the Company's financial assets, whose fair value are:

	31/12/2024 VND	31/12/2023 VND
Certificates of deposit	250,000,000,000	200,000,000,000
Term deposits	345,000,000,000	309,000,000,000
Bonds	200,000,000,000	-
Total	795,000,000,000	509,000,000,000

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

21. PAYABLES FOR SECURITIES TRADING ACTIVITIES

	31/12/2024 VND	31/12/2023 VND
Payables to the Stock Exchanges	2,256,555,516	2,557,935,500
Payables to the VSDC	280,713,375	240,737,661
Total	<u>2,537,268,891</u>	<u>2,798,673,161</u>

22. SHORT-TERM TRADE PAYABLES

	31/12/2024 VND	31/12/2023 VND
CMC Telecommunication Infrastructure Corporation	54,450,000	17,050,000
FPT International Telecom Company Limited – Hanoi Branch	24,249,336	11,467,500
Other trade payables	176,148,900	244,372,738
Total	<u>254,848,236</u>	<u>272,890,238</u>

23. TAX AND PAYABLES TO THE STATE

	31/12/2024 VND	31/12/2023 VND
Corporate income tax (“CIT”)	6,893,297,751	921,766,904
Personal income tax (“PIT”)	7,722,520,529	5,844,125,450
Foreign contractor tax (“FCT”)	10,257,134	-
Total	<u>14,626,075,414</u>	<u>6,765,892,354</u>

Movements of taxation and statutory obligations during the year:

	Opening balance	Movements in the year		Closing balance
		Increases	Decreases	
CIT	921,766,904	12,811,557,057	(6,840,026,210)	6,893,297,751
PIT	5,844,125,450	91,218,135,225	(89,339,740,146)	7,722,520,529
FCT	-	722,570,251	(712,313,117)	10,257,134
Other taxes	-	1,174,118,679	(1,174,118,679)	-
Total	<u>6,765,892,354</u>	<u>105,926,381,212</u>	<u>(98,066,198,152)</u>	<u>14,626,075,414</u>

24. SHORT-TERM ACCRUED EXPENSES

	31/12/2024 VND	31/12/2023 VND
Accrued interest expenses for borrowings	2,906,200,901	1,753,820,073
Other accrued expenses	586,161,255	914,268,101
Total	<u>3,492,362,156</u>	<u>2,668,088,174</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

25. OWNERS' EQUITY

25.1 Details of owners' equity

	31/12/2024		31/12/2023	
	VND	%	VND	%
Hanwha Investment & Securities Co., Ltd	969,929,000,000	99.99	969,929,000,000	99.99
Others	71,000,000	0.01	71,000,000	0.01
Total	970,000,000,000	100.00	970,000,000,000	100.00

25.2 Changes in owners' equity

	Contributed capital VND	Share premium VND	Operational risk and financial reserve VND	Undistributed profit/(loss) VND	Total VND
As at 1 January 2023	970,000,000,000	510,000,000,000	1,321,976,000	(3,501,471,603)	1,477,820,504,397
Net profit for the year	-	-	-	22,333,098,774	22,333,098,774
As at 31 December 2023	970,000,000,000	510,000,000,000	1,321,976,000	18,831,627,171	1,500,153,603,171
Net profit for the year	-	-	-	51,056,810,620	51,056,810,620
As at 31 December 2024	970,000,000,000	510,000,000,000	1,321,976,000	69,888,437,791	1,551,210,413,791

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

25. OWNERS' EQUITY (continued)

25.3 Changes in distribution to shareholders

	31/12/2024 VND	31/12/2023 VND
Realized profit/(loss) undistributed at the beginning of the year	18,831,299,766	(3,501,816,058)
Realized profit during the year	51,054,852,620	22,333,115,824
Realized profit undistributed at year-end	69,886,152,386	18,831,299,766

25.4 Shares

	31/12/2024		31/12/2023	
	Number of shares	VND	Number of shares	VND
Registered shares	97,000,000	970,000,000,000	97,000,000	970,000,000,000
Issued shares	97,000,000	970,000,000,000	97,000,000	970,000,000,000
- Ordinary shares	97,000,000	970,000,000,000	97,000,000	970,000,000,000
Circulating shares	97,000,000	970,000,000,000	97,000,000	970,000,000,000
- Ordinary shares	97,000,000	970,000,000,000	97,000,000	970,000,000,000

26. DISCLOSURES OF OFF-BALANCE SHEET ITEMS

26.1 Financial assets listed/registered for trading at the VSDC of the Company

	31/12/2024 VND	31/12/2023 VND
Unrestricted financial assets	278,223,910,000	98,783,810,000
Total	278,223,910,000	98,783,810,000

26.2 Financial assets listed/registered for trading at the VSDC of investors

	31/12/2024 VND	31/12/2023 VND
Unrestricted financial assets	6,304,906,030,000	5,549,790,635,000
Restricted financial assets	421,200,000	5,603,800,000
Blocked financial assets	259,000,000	5,000,000
Financial assets awaiting settlement	165,170,380,000	289,163,214,000
Total	6,470,756,610,000	5,844,562,649,000

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

26. DISCLOSURES OF OFF-BALANCE SHEET ITEMS (continued)

26.3 Investors' deposits

	31/12/2024 VND	31/12/2023 VND
Investors' deposits for securities trading activities managed by the Company	653,736,416,237	802,712,745,095
- Domestic investors' deposits for securities trading activities managed by the Company	633,487,053,212	802,473,467,960
- Foreign investors' deposits for securities trading activities managed by the Company	308,305,361	239,277,135
- Domestic investors' margin deposits for derivatives trading activities at VSDC	18,441,085,164	-
- Foreign investors' margin deposits for derivatives trading activities at VSDC	1,499,972,500	-
Total	<u>653,736,416,237</u>	<u>802,712,745,095</u>

26.4 Payables to investors

	31/12/2024 VND	31/12/2023 VND
Payables to investors for deposits for securities trading activities managed by the Company	653,736,416,237	802,017,576,095
- Payables to domestic investors for deposits for securities trading activities managed by the Company	619,260,159,443	789,798,723,735
- Payables to foreign investors for deposits for securities trading activities managed by the Company	14,535,199,130	12,218,852,360
- Payables to domestic investors for margin deposits for derivatives trading activities	18,441,085,164	-
- Payables to foreign investors for margin deposits for derivatives trading activities	1,499,972,500	-
Total	<u>653,736,416,237</u>	<u>802,017,576,095</u>

26.5 Investors' payables for services of securities companies

	31/12/2024 VND	31/12/2023 VND
Payables for margin lending activities	1,758,196,356,389	1,290,592,822,133
Principal payables for margin lending activities	1,741,542,092,106	1,277,041,328,646
- Domestic investors	1,741,542,092,106	1,277,041,328,646
Interest payables for margin lending activities	16,654,264,283	13,551,493,487
- Domestic investors	16,654,264,283	13,551,493,487
Payables for advance lending activities	171,360,561,692	272,893,390,249
Principal payables for advance lending activities	171,336,890,942	272,710,836,781
- Domestic investors	171,336,890,942	272,710,836,781
Interest payables for advance lending activities	23,670,750	182,553,468
- Domestic investors	23,670,750	182,553,468

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

27. GAIN/(LOSS) FROM FINANCIAL ASSETS

27.1 Gain/(loss) from disposals of financial assets at FVTPL

27.1.1 Gain from disposals of financial assets at FVTPL

No.	Financial assets	Quantity unit	Selling price VND/unit	Proceeds VND	Weighted average cost at the end of transaction date VND	Gain from disposal in the current year VND	Gain from disposal in the prior year VND
1	Listed shares	1,500	49,720	74,580,000	73,900,000	680,000	-
2	Listed bonds	13,740,817	108,262	1,487,613,373,279	1,481,518,375,151	6,094,998,128	2,980,727,202
3	Unlisted bonds	412,738	1,686,520	696,090,980,546	690,042,378,469	6,048,602,077	10,896,443,010
4	Valuable papers	39,502	21,584,485	852,630,322,669	849,848,280,251	2,782,042,418	17,060,222,034
	Total	14,194,557	23,428,987	3,036,409,256,494	3,021,482,933,871	14,926,322,623	30,937,392,246

27.1.2 Loss from disposals of financial assets at FVTPL

No.	Financial assets	Quantity unit	Selling price VND/unit	Proceeds VND	Weighted average cost at the end of transaction date VND	Loss from disposal in the current year VND	Loss from disposal in the prior year VND
1	Listed shares	25,475	37,818	963,409,500	974,920,750	11,511,250	-
2	Listed bonds	22,533,994	116,991	2,636,283,290,931	2,637,686,489,714	1,403,198,783	378,568,782
3	Unlisted bonds	54,810	2,694,110	147,664,143,330	148,825,595,015	1,161,451,685	3,424,833,335
4	Valuable papers	150	1,003,589,955	150,538,493,200	150,568,493,200	30,000,000	2,150,841,710
	Total	22,614,429	1,006,438,874	2,935,449,336,961	2,938,055,498,679	2,606,161,718	5,954,243,827

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

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

27.2 Gain from revaluation of financial assets at FVTPL

<i>Financial assets</i>	Cost VND	Fair value VND	Revaluation difference at the end of the year VND	Revaluation difference at the beginning of the year VND	Gain/(Loss) recorded in the current year VND	Increase VND	Decrease VND
FVTPL							
Shares	87,097,945	89,383,350	1,958,000	-	1,958,000	1,958,000	-
Listed shares	87,097,945	89,383,350	1,958,000	-	1,958,000	1,958,000	-
Unlisted shares	-	-	-	-	-	-	-
UPCoM shares	-	-	-	-	-	-	-
Bonds	231,278,079,476	231,278,079,476	-	-	-	-	-
Listed bonds	20,513,691,476	20,513,691,476	-	-	-	-	-
Unlisted bonds	210,764,388,000	210,764,388,000	-	-	-	-	-
Valuable papers	49,775,342,448	49,775,342,448	-	-	-	-	-
Certificates of deposit	49,775,342,448	49,775,342,448	-	-	-	-	-
Total	281,140,519,869	281,142,805,274	1,958,000	-	1,958,000	1,958,000	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

27. GAIN FROM FINANCIAL ASSETS (continued)

27.3 Dividend, interest income from financial assets

	2024 VND	2023 VND
Financial assets at FVTPL	6,978,026,900	5,729,372,641
Term deposits, certificates of deposit	32,238,526,013	36,114,620,552
Listed and unlisted bonds	5,562,266,709	1,225,479,452
Loans	194,496,021,710	136,938,728,860
Total	<u>239,274,841,332</u>	<u>180,008,201,505</u>

28. EXPENSES FOR BROKERAGE SERVICES

	2024 VND	2023 VND
Securities trading brokerage expenses	36,019,671,404	29,566,530,479
Salaries expenses for collaborators & other expenses	855,238,221	-
Salaries and other benefits for employees	28,772,899,994	25,675,642,628
Depreciation and amortization expenses	12,728,678,061	12,536,552,286
Advertising and marketing expenses	5,648,199,981	9,016,863,569
IT services expenses (maintenance, upgrading, connection, network)	4,540,286,691	4,587,161,262
Other expenses	4,738,472,098	7,619,605,086
Total	<u>93,303,446,450</u>	<u>89,002,355,310</u>

29. FINANCIAL INCOME

	2024 VND	2023 VND
Interest income from demand deposits	4,400,181,622	3,951,135,709
Total	<u>4,400,181,622</u>	<u>3,951,135,709</u>

30. FINANCIAL EXPENSES

	2024 VND	2023 VND
Interest expenses	61,226,948,992	47,983,566,545
Other financial expenses	6,131,905,254	12,983,417,609
Total	<u>67,358,854,246</u>	<u>60,966,984,154</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

31. GENERAL AND ADMINISTRATIVE EXPENSES

	2024 VND	2023 VND
Employees expenses	50,625,932,415	45,604,758,985
Office supplies	156,291,202	134,261,244
Tools and equipment	557,945,384	590,389,698
Depreciation and amortization expenses	1,188,940,137	935,568,322
Tax, fees and charges	2,440,141,385	3,116,772,355
Outsourcing expenses	16,831,720,466	14,164,162,354
Other expenses	76,502,561	62,845,452
Total	<u>71,877,473,550</u>	<u>64,608,758,410</u>

32. CURRENT CORPORATE INCOME TAX ("CIT")

32.1 Current CIT expenses

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

Current CIT payables are determined based on taxable income of the year. Taxable income differs from the one reported in the income statement since taxable income excludes incomes which are taxable or expenses which are deducted in prior years due to the differences between the Company's accounting policies and the tax regulations. It also excludes non-taxable income and non-deductible expenses. The current CIT payable of the Company is calculated based on the statutory tax rates applicable at the end of the year. The Company is obliged to pay CIT at the rate of 20% (in 2023: 20%) of the total taxable profit under Circular No. 78/2014/TT-BTC effective from 02 August 2014.

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

	2024 VND	2023 VND
Profit before tax	63,868,367,677	27,916,377,730
<i>Plus</i>		
- Loss from revaluation of financial assets at FVTPL	-	17,050
<i>Minus</i>		
- Profit from revaluation of financial assets at FVTPL	(1,958,000)	-
- Dividend received	(99,000)	-
- Non-deductible expense	191,474,609	-
Estimated current taxable income	64,057,785,286	27,916,394,780
CIT rate	20%	20%
Estimated CIT expenses	<u>12,811,557,057</u>	<u>5,583,278,956</u>
Estimated CIT expenses	<u>12,811,557,057</u>	<u>5,583,278,956</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

33. BASIC EARNING PER SHARE

	<u>2024</u>	<u>2023</u>
Profit after tax distributed to ordinary shareholders (VND)	51,056,810,620	22,333,098,774
Weighted average outstanding ordinary shares (number of shares)	<u>97,000,000</u>	<u>97,000,000</u>
Basic earning per share (VND/share)	<u>526</u>	<u>230</u>

34. RELATED PARTIES TRANSACTIONS

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

<u>Related parties</u>	<u>Relationship</u>
Hanwha Investment and Securities Co., Ltd	Shareholders

Significant balances with related parties of the Company as the end of the year are as follows:

<u>Related parties</u>	<u>Description</u>	<u>31/12/2024</u> <u>Receivables</u> <u>VND</u>	<u>31/12/2023</u> <u>Receivables</u> <u>VND</u>
Hanwha Investment & Securities Co., Ltd	Prepaid expenses	2,548,946,515	3,484,551,934

Significant transactions with related parties of the Company during the year ended 31 December 2024 and 31 December 2023 are as follows:

<u>Related parties</u>	<u>Description</u>	<u>2024</u> <u>Expenses</u> <u>VND</u>	<u>2023</u> <u>Expenses</u> <u>VND</u>
Hanwha Investment & Securities Co., Ltd	Payment guarantee fees	6,131,905,254	6,222,040,194

Related parties being individuals

Remuneration of members of the Board of Directors

	<u>2024</u> <u>VND</u>	<u>2023</u> <u>VND</u>
General Director	<u>6,681,497,291</u>	<u>5,418,528,110</u>

35. OPERATING LEASE COMMITMENTS

	<u>31/12/2024</u> <u>VND</u>	<u>31/12/2023</u> <u>VND</u>
Within one year	4,004,993,868	2,091,438,168
From one year to five years	<u>2,336,246,423</u>	<u>-</u>
Total	<u>6,341,240,291</u>	<u>2,091,438,168</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

36. PURPOSES AND POLICIES OF FINANCIAL RISK MANAGEMENT

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

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

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

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

36.1 *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 prices. There are four types of market risk: interest rate risk, currency risk, commodity price risk and other price risk, such as equity price risk. Financial instruments affected by market risk include loans and borrowings, deposits and investments.

Interest rate risk

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

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

Foreign exchange risk

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

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

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

36.2 *Equity price risk*

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

At the date of the financial statements, the fair value of the investments in listed shares and UPCoM shares of the Company was VND 89,383,350 (as at 31 December 2023: VND 11,308,100). If market index decreases by 10%, the Company's profit after tax will decrease by VND 8,938,335, depending on its magnitude and length as well as the Company's ownership position of securities which have significant influence on market index.

36.3 *Credit risk*

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

Receivables

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

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

Deposits at banks

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

Margin lending and advances to customers

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

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

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

36.1 Credit risk (continued)

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

	<i>Neither overdue nor impaired VND</i>	<i>Overdue but not impaired VND</i>	<i>Overdue and impaired VND</i>	<i>Total VND</i>
Cash at bank and cash equivalents	228,336,513,233	-	-	228,336,513,233
HTM investments	845,000,000,000	-	-	845,000,000,000
Loans	1,912,878,983,048	-	-	1,912,878,983,048
Receivables	28,357,502,387	-	-	28,357,502,387
Receivables from services provided by the Company	83,062,786	-	-	83,062,786
Other receivables	57,407,881	-	45,739,166	103,147,047
Advances to suppliers	366,847,000	-	-	366,847,000
Short-term deposits, collaterals and pledges	38,387,250	-	-	38,387,250
Long-term deposits, collaterals and pledges	1,355,769,890	-	-	1,355,769,890
Prepaid expenses	5,773,358,177	-	-	5,773,358,177
Total	<u>3,022,247,831,652</u>	<u>-</u>	<u>45,739,166</u>	<u>3,022,293,570,818</u>

36.4 Liquidity risk

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

The Company monitors its liquidity risk by maintaining a level of cash and cash equivalents and borrowings from banks deemed adequate by management to finance the Company's operations and to mitigate the effects of fluctuations in cash flows.

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

The below table summarizes the payment period of the Company's financial liabilities based on the expected payments under contracts as at 31 December 2024.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

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

36.4 Liquidity risk (continued)

	Overdue VND	Current VND	Less than 1 year VND	From 1 – 5 years VND	More than 5 years VND	Total VND
FINANCIAL ASSETS						
Cash and cash equivalents	-	228,336,513,233	-	-	-	228,336,513,233
Financial assets at fair value through profit or loss ("FVTPL")	-	281,142,805,274	-	-	-	281,142,805,274
Held-to-maturity ("HTM") investments	-	-	595,000,000,000	-	250,000,000,000	845,000,000,000
Loans	-	-	1,912,878,983,048	-	-	1,912,878,983,048
Receivables	-	-	28,357,502,387	-	-	28,357,502,387
Receivables from services provided by the Company	-	-	83,062,786	-	-	83,062,786
Other receivables	45,739,166	-	57,407,881	-	-	103,147,047
Fixed assets	-	-	675,536,857	34,795,275,260	9,415,930,457	44,886,742,574
Payments to Settlement Assistance Fund	-	14,697,945,609	-	-	-	14,697,945,609
Other long-term assets	-	10,010,010,165	-	-	-	10,010,010,165
Total assets	45,739,166	534,187,274,281	2,537,052,492,959	34,795,275,260	259,415,930,457	3,365,496,712,123
FINANCIAL LIABILITIES						
Short-term borrowings	-	-	1,804,600,000,000	-	-	1,804,600,000,000
Payables for securities trading activities	-	-	2,537,268,891	-	-	2,537,268,891
Short-term trade payables	-	-	254,848,236	-	-	254,848,236
Tax and payables to the State	-	-	14,626,075,414	-	-	14,626,075,414
Short-term accrued expenses	-	-	3,492,362,156	-	-	3,492,362,156
Other current payables	-	-	642,214,708	-	-	642,214,708
Total liabilities	-	-	1,826,152,769,405	-	-	1,826,152,769,405
Net liquidity difference	45,739,166	534,187,274,281	710,899,723,554	34,795,275,260	259,415,930,457	1,539,343,942,718

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2024 and for the year then ended

37. EVENTS AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the financial statements of the Company.

Prepared by:




Ms. Tran Thi Minh Hien
Accountant

Reviewed by:


Ms. Dinh Thi Lan Phuong
Chief Accountant

Approved by:


Mr. Lee Jun Hyuck
General Director

Hanoi, Vietnam

6 March 2025