

Số: 272 /2025/CV-PTSV

Hà Nội, 08/08/2025 /Hanoi, August 08, 2025

**CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE**

Kính gửi:

- Ủy ban Chứng khoán Nhà nước
The State Securities 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, Phường Láng, Hà
Nội

Headquarter : 20th Floor, ROX Tower, 54A Nguyen Chi Thanh, Lang Ward, Hanoi

Điện thoại : 024.6276 1818

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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, Phường Láng, Hà
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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 soát xét 6 tháng đầu năm 2025 bởi kiểm toán.
The reviewed Financial Statement for semi-annual 2025.
- Báo cáo tỉ lệ an toàn tài chính soát xét tại 30/06/2025.
The reviewed safety ratio report at 30/06/2025.
- Công văn giải trình chênh lệch lợi nhuận sau thuế 6 tháng đầu năm 2025 so với 6 tháng đầu năm 2024.
Document about explanation for the difference of profit after tax between semi-annual 2025 and semi-annual 2024.

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 08/08/2025.

This information and above documents were disclosed on the Company's webpage and available at: www.pinetree.vn at 08/08/2025.

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

Financial safety ratio report

30 June 2025



Pinetree Securities Corporation

Financial safety ratio report

30 June 2025



Pinetree Securities Corporation

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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 an initial charter capital of VND 6,000,000,000. The Company's charter capital was approved to increase to VND 1,008,800,000,000 in accordance with the latest amended License No. 01/GPDC-UBCK dated 10 March 2025 granted by the State Securities Commission.

As at 30 June 2025, total charter capital of the Company was VND 1,008,800,000,000 (as at 31 December 2024: VND 970,000,000,000).

The Company's head office is located on Floor 20th, ROX Tower, 54A Nguyen Chi Thanh Street, Lang Ward, Hanoi.

The Company's principal activities during the year include:

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

BOARD OF DIRECTORS

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

| | | |
|-----------------------|-------------------|-------------------------------|
| Mr. Nguyen Thach Hoan | Head of the Board | Appointed on 05 May 2023 |
| Mr. Lee Jun Hyeob | Member | Appointed on 15 May 2019 |
| Mr. Shin Jae Yeol | Member | Appointed on 29 November 2024 |

MANAGEMENT AND CHIEF ACCOUNTANT

Members of the Management and the Chief Accountant during the period 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 |

Pinetree Securities Corporation

GENERAL INFORMATION (continued)

LEGAL REPRESENTATIVE

The legal representative of the Company during the period 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 safety ratio report as on 30 June 2025.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL SAFETY RATIO REPORT

Management of the Company confirmed that it has complied with requirements of Circular No. 91/2020/TT-BTC dated 13 November 2020 by the Ministry of Finance on financial safety ratio and remedies applicable to securities companies that fail to meet the stipulated financial safety ratio ("Circular 91") and *Note 2.1* to the financial safety ratio report in the preparation and presentation of the financial safety ratio report as at 30 June 2025.

STATEMENT BY MANAGEMENT

The Company's Management does hereby states that, in its opinion, the accompanying financial safety ratio report is prepared in accordance with the requirements of Circular 91 and *Note 2.1* to the financial safety ratio report.

On behalf of Management:



Mr. Lee Jun Hyuck
General Director

Hanoi, Vietnam

08 August 2025

Reference: 12581961/E-69119549/ATTC-LR

REPORT ON REVIEW OF FINANCIAL SAFETY RATIO REPORT

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

We have reviewed the accompanying financial safety ratio report of Pinetree Securities Corporation ("the Company") as at 30 June 2025 as prepared on 08 August 2025 and set out on pages 6 to 32. The report has been prepared by the Company's Management in accordance with Circular No. 91/2020/TT-BTC dated 13 November 2020 by the Ministry of Finance on financial safety ratio and remedies applicable to securities companies that fail to meet the stipulated financial safety ratio (hereinafter referred to as "Circular 91") and *Note 2.1* to the financial safety ratio report.

Management's responsibility

Management of the Company is responsible for the preparation and presentation of the financial safety ratio report in accordance with Circular 91 and *Note 2.1* to the financial safety ratio report, and for such internal control as Management determines necessary to enable the preparation and presentation of the financial safety ratio report that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

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

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying financial safety ratio report as at 30 June 2025 is not prepared and presented, in all material respects, in accordance with Circular 91 and *Note 2.1* to the financial safety ratio report.



Shape the future
with confidence

Basis of preparation and restriction on use of review report

We draw attention to *Note 2.1* and *Note 3* to the financial safety ratio report, which describes the regulations, interpretations and main policies applicable to the preparation of the financial safety ratio report. In addition, as described in *Note 2.2*, the financial safety ratio report is prepared to comply with regulations in the preparation and disclosure of the financial safety ratio report. As a result, the report may not be suitable for other purposes.

Ernst & Young Vietnam Limited



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

Hanoi, Vietnam

08 August 2025

_____oOo_____

Re: Financial safety ratio report

_____oOo_____

Hanoi, 08 August 2025

REPORT

On financial safety ratio as at: 30 June 2025


To: The State Securities Commission

We hereby confirm:

- (1) The report is prepared on the basis of updated statistics on the reporting date and in accordance with regulations of Circular No. 91/2020/TT-BTC dated 13 November 2020 by the Ministry of Finance on financial safety ratio and remedies applicable to securities companies that fail to meet the stipulated financial safety ratio;
- (2) Subsequent events after the date of this report that can have effects on the financial position of the Company will be updated in the next reporting period;
- (3) We bear full legal responsibility for the accuracy and truthfulness of the contents of the report.



Ms. Dinh Thi Lan Phuong
Chief Accountant



Mr. Nguyen Khanh Nam
Internal Control Section



Mr. Lee Jun Hyuck
General Director



Hanoi, Vietnam

08 August 2025

Pinetree Securities Corporation

FINANCIAL SAFETY RATIO REPORT as on 30 June 2025

SUMMARY TABLE ON EXPOSURES TO RISKS AND LIQUID CAPITAL

Unit: VND

| No. | ITEMS | Notes | Exposures to risk/ Liquid capital |
|-----|--|----------|--------------------------------------|
| 1 | Exposure to market risk | 4 | 104,701,697,634 |
| 2 | Exposure to settlement risk | 5 | 65,883,739,895 |
| 3 | Exposure to operational risk | 6 | 50,000,000,000 |
| 4 | Total exposures to risks (4=1+2+3) | | 220,585,437,529 |
| 5 | Liquid capital | 7 | 1,483,739,677,937 |
| 6 | Capital liquidity ratio (6=5/4) (%) | | 672.64% |

Ms. Dinh Thi Lan Phuong
Chief Accountant

Mr. Nguyen Khanh Nam
Internal Control Section



Mr. Lee Jun Hyuck
General Director

Hanoi, Vietnam

08 August 2025

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT as on 30 June 2025

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 1,008,800,000,000 in accordance with the latest amended License No. 01/GPDC-UBCK dated 10 March 2025 granted by the State Securities Commission.

As at 30 June 2025, total charter capital of the Company was VND 1,008,800,000,000 (as at 31 December 2024: VND 970,000,000,000).

The Company's head office is located on Floor 20th, ROX Tower, 54A Nguyen Chi Thanh Street, Lang Ward, Hanoi.

The Company's principal activities during the period include:

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

The total number of employees of the Company as at 30 June 2025 was 113 persons (as at 31 December 2024: 116 persons).

2. BASIS OF PREPARATION

2.1 *The applied regulations*

The financial safety ratio report of the Company is prepared and presented in accordance with the requirements under Circular No. 91/2020/TT-BTC dated 13 November 2020 by the Ministry of Finance on financial safety ratio and remedies applicable to securities company that fail to meet the stipulated financial safety ratio ("Circular 91"). This financial safety ratio report is prepared on the basis of the reviewed financial statements of the Company at the reporting date.

2.2 *Purpose of preparation*

The financial safety ratio report is prepared to comply with the regulations on preparation and disclosure of the financial safety ratio report and may not be suitable for other purposes.

2.3 *Reporting currency*

The Company prepares this report in Vietnam Dong ("VND").

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT

3.1 *Capital liquidity ratio*

Capital liquidity ratio of the Company is determined using the formula specified under Circular 91 as follows:

$$\text{Capital liquidity ratio} = \frac{\text{Liquid capital} \times 100\%}{\text{Total exposures to risks}}$$

In which, total exposures to risks are the sum of exposures to market risk, exposures to settlement risk, and exposures to operational risk.

3.2 *Liquid capital*

In accordance with Circular 91, the Company's liquid capital is the total equity that can be converted into cash within ninety (90) days, detailed as follows:

- ▶ Owners' equity, excluding redeemable preference shares (if any);
- ▶ Share premium, excluding redeemable preference shares (if any);
- ▶ Convertible bonds – Equity component (applicable to securities company issuing convertible bonds);
- ▶ Other capital;
- ▶ Differences from revaluation of assets at fair value;
- ▶ Exchange rate differences;
- ▶ Capital supplementary reserves;
- ▶ Operational risk and financial reserves;
- ▶ Other reserves in accordance with prevailing regulations;
- ▶ Undistributed retained earnings;
- ▶ Balance of provision for impairment of assets;
- ▶ Fifty percent (50%) of fixed assets' increased value revaluated in accordance with prevailing regulations (in case of positive revaluation), or minus the total decreased value (in case of negative revaluation);
- ▶ Decreases to liquid capital (*Note 3.2.1*);
- ▶ Increases to liquid capital (*Note 3.2.2*); and
- ▶ Other capital (if any).

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued) as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.2 *Liquid capital* (continued)

3.2.1 *Decreases in liquid capital*

The Company's liquid capital is decreased due to the following items:

- ▶ Treasury shares (if any);
- ▶ Total decreases in value of financial assets recognized at cost equivalent to the difference between fair value and carrying value of the assets, excluding the securities issued by the Company's related parties as well as the restricted securities with the remaining restriction period of more than ninety (90) days from the date of the financial safety ratio report;
- ▶ The deposited value, in case the Company deposits collaterals for banks' guarantee upon the Company's issuance of covered warrant, is determined as the minimal value among the followings: the value of banks' guarantee and the value of collaterals (determined by quantity of asset * asset price * (1 – Market risk coefficient));
- ▶ The value of the Company's collaterals for the Company's obligations with other institutions and individuals, of which the remaining terms are more than ninety (90) days (determined by quantity of asset * asset price * (1 – Market risk coefficient));
- ▶ Short-term assets including prepaid items, receivables and advances, of which the remaining recovery period or reimbursement period is of more than ninety (90) days, and other current assets;
- ▶ Non-current assets;
- ▶ The qualified, adverse or disclaimed items on the audited, reviewed financial statements (if any);
- ▶ Securities issued by the Company's related parties being:
 - The parent company, subsidiaries of the Company;
 - Subsidiaries of the Company's parent company.
- ▶ Restricted securities with the remaining restriction period of more than ninety (90) days from the date of the financial safety ratio report;
- ▶ Irrecoverable items, from counterparties assessed as completely insolvent, are determined at the contract value.

When determining the decreases in liquid capital, the Company makes the following adjustments to the deductions:

- ▶ For assets used as collateral obligations with other entities and individuals, the value of decrease shall be deducted by the minimal value of the followings: the market value of the assets, the residual value of obligation;
- ▶ For assets secured by other entities and individuals' assets, the value of decrease shall be deducted by the minimal value of the followings: the market value of the collaterals, the book value.

Accordingly, the value of collateral used in calculating the decreases in liquid capital is determined as: quantity of assets * asset price * (1 – Market risk coefficient), in accordance with Circular 91.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.2 *Liquid capital* (continued)

3.2.1 *Decreases in liquid capital* (continued)

The decrease in liquid capital of the items in current and non-current assets does not include the following items:

- ▶ Assets exposed to market risk in accordance with Circular 91, except for securities issued by a subsidiary, parent company or subsidiary of the Company's parent company or securities with the remaining restricted transfer period of more than ninety (90) days from the date of calculation;
- ▶ Contracts and transactions exposed to liquidity risk in accordance with Circular 91;
- ▶ Provisions for impairment of assets;
- ▶ Provisions for impairment of receivables.

The Company does not calculate exposures to risk for items deducted from liquid capital.

3.2.2 *Increases in liquid capital*

The Company's liquid capital is increased due to the following items:

- ▶ Total increases in value of financial assets recognized at cost equivalent to the difference between market value and carrying value of the assets, excluding the securities issued by the Company's related parties as well as the restricted securities with the remaining restriction period of more than ninety (90) days from the date of the financial safety ratio report; and
- ▶ Debts that are convertible to equity, including: convertible bonds, preference shares and other debt instruments registered to supplement liquid capital with the State Securities Commission and satisfying all requirements under Clause 2, Article 7, Circular 91.

The maximum value of total debt items used to increase liquid capital is 50% of the Company's owners' equity. Regarding convertible debts and debts registered to supplement the Company's liquid capital with the State Securities Commission, the Company deducts 20% of their original value each year during the last five (05) years prior to maturity/conversion into common shares and deducts 25% of residual value quarterly during the last four (04) quarters prior to maturity/conversion into common shares.

3.3 *Exposures to market risk*

Exposures to market risk are the potential losses which may occur when the market value of the Company's assets fluctuates in a negative trend. Exposures to market risk for assets being: cash and cash equivalents, money market instruments, bonds, shares, funds/shares of securities investment companies, are determined by the Company at the end of the transaction day using the following formula:

$$\text{Exposures to market risk} = \text{Net position} \times \text{Asset price} \times \text{Market risk coefficient}$$

In which, net position is the net quantity of securities held by the Company on the reporting date, after being deducted by the number of securities lent and increased by the number of securities borrowed in accordance with prevailing regulations.

Exposures to market risk of securities not fully distributed from underwriting contracts in the form of commitment, covered warrant issued by the Company and future contracts are determined using the formula presented in Note 3.3.2.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued) as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.3 *Exposures to market risk* (continued)

Assets which are excluded when determining exposures to market risk include:

- ▶ Treasury shares;
- ▶ Securities issued by the Company's related parties being:
 - The parent company, subsidiaries of the Company;
 - Subsidiaries of the Company's parent company.
- ▶ Restricted securities with the remaining restriction period of more than ninety (90) days from the date of the financial safety ratio report;
- ▶ Bonds, debts instruments, valuable papers in the money market at maturity;
- ▶ Securities hedged by sell warrants or futures contracts; sell warrants and sell options used to hedge for underlying securities.

3.3.1 *Market risk coefficient*

Market risk coefficient is determined for each class of assets as specified in Appendix I of Circular 91.

3.3.2 *Asset price*

a. *Cash and cash equivalents, money market instruments*

Value of cash in VND is the cash balance at the calculation date. Value of cash in foreign currencies is the VND equivalent using the exchange rate published by credit institutions allowed to conduct foreign currencies trading at the calculation date.

Value of cash equivalents and money market instruments is the amount deposited or acquisition cost plus accrued interest as on the calculation date.

b. *Bonds*

Value of listed bonds is the average price quoted on the trading system of the Stock Exchanges on the latest trading day plus accrued interest. In case there is no transaction for such bonds within more than two (02) weeks prior to the calculation date, the value of listed bonds is the highest of the following plus accrued interest: acquisition cost; face value and price determined by internal valuation methods.

Value of unlisted bonds is the highest of the following plus accrued interest: quoted price on the quotation system selected by the Company (if any); acquisition cost; face value; price determined by the Company's internal valuation methods.

c. *Shares*

Value of listed shares is determined based on the quoted closing prices of the latest trading day prior to the date of calculation on the Ho Chi Minh Stock Exchange and the Hanoi Stock Exchange.

Value of non-listed shares which have been registered for trading on the unlisted public company market (UPCoM) is the quoted closing prices of the latest trading day prior to the date of calculation.

In case there is no transaction for shares listed or shares registered for trading on UPCoM within more than two (02) weeks prior to the calculation date, the value of these shares is the highest of the following: book value; acquisition cost and price determined by the Company's internal valuation methods.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued) as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.3 Exposures to market risk (continued)

3.3.2 Asset price (continued)

c. Shares (continued)

Value of suspended, delisted or cancelled shares is the highest of the following: book value, face value, price determined by the Company's internal valuation methods.

Value of shares which are registered or deposited but has not been listed or registered for trading is the average quoted prices from at least three (03) securities companies which are not related parties of Company on the latest trading day prior to the calculation date. If there is no sufficient quotation from at least three (03) securities companies, the value of shares is the highest of the following: quoted prices; value determined in the latest reporting period; book value; acquisition cost and price determined by the Company's internal valuation methods.

Value of shares of organizations under dissolution or bankruptcy is 80% of the liquidated value of the shares on the latest balance sheet's date, or price determined by the Company's internal valuation methods.

The value of other shares or capital contributions is the highest of the following: book value; acquisition cost/value of capital contribution; price determined by the Company's internal valuation methods.

d. Funds/Shares of securities investment companies

Value of public closed-end fund is the closing price of the latest trading day prior to the calculation date. In case the public closed-end fund has no transactions within more than two (02) weeks prior to the calculation date, the value of the fund is calculated by the net asset value ("NAV") per fund certificate at the latest reporting period prior to the calculation date.

Value of member/open-end fund/shares of securities investment companies in private issues is the NAV per unit of contributed capital/fund certificate unit/shares at the latest reporting period prior to the calculation date of calculation.

Value of other funds/shares is price determined by the Company's internal valuation methods.

e. Undistributed securities from underwriting contracts under the firm's commitment agreement

Exposures to market risk of these securities are determined as the following formula:

Exposures to market risk

= {Quantity of undistributed securities, or distributed but unpaid

x Underwriting issuing price – Collaterals value (if any)} x Issuing risk coefficient

x $\left\{ \text{Market risk coefficient} + \frac{\text{Underwriting issuing price} - \text{Trading price (if positive)}}{\text{Underwriting issuing price}} \right\}$

► In case of Initial Public Offering (IPO), including initial equitization auction, bonds auction, trading price is equal to book value per share of the issuing institution at the latest period, or initial price (if unable to determine book value), or face value (in case of bonds).

► Market risk coefficient is determined in accordance with Note 3.3.1.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.3 Exposures to market risk (continued)

3.3.2 Asset price (continued)

e. Undistributed securities from underwriting contracts under firm's commitment agreement (continued)

- ▶ Issuing risk coefficient is determined based on remaining distribution period according to the contract, but not exceeding the permitted distribution period according to legal regulations as follows:
 - Until the last day of the distribution period, if the remaining period is more than sixty (60) days: the issuing risk coefficient is 20%;
 - Until the last day of the distribution period, if the remaining period is less than thirty (30): the issuing risk coefficient is 60%;
 - During the period from the last day of the distribution period to the settlement date: the issuing risk coefficient is 80%;
 - After the last settlement day, the Company is required to determine the exposures to market risk of undistributed securities using the formula in Note 3.3 in accordance with the requirements under Clause 4, Article 9, Circular 91.
- ▶ Value of customers' collaterals is determined as follows:
Value of collaterals = Quantity of asset x Asset price x (1 – Market risk coefficient)

f. Covered warrants issued by the Company

Exposures to market risk of covered warrants issued by the Company, in case of gain, is determined by the following formula:

$$\text{Exposures to market risk} = \text{Max} \{((P_0 \times Q_0 / K - P_1 \times Q_1) \times r - MD), 0\}$$

In which:

P_0 : average closing price of underlying securities in 05 trading days before the calculation date;

Q_0 : quantity of outstanding covered warrants issued by the Company;

K : conversion rate;

P_1 : price of underlying securities under Appendix II of Circular 91;

Q_1 : quantity of underlying securities used to hedge for the covered warrants issued;

r : market risk coefficient under Appendix I of Circular 91;

MD : the margin value in case the securities company issues the covered warrant.

- ▶ The underlying securities shall satisfy the following conditions: being included in the issuance plan or registered with the State Securities Commission on the use of these securities to hedge against the risks of the covered warrants; and being the underlying securities of the covered warrants.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.3 Exposures to market risk (continued)

3.3.2 Asset price (continued)

f. Covered warrants issued by the Company (continued)

In case the covered warrant issued by the Company is unprofitable, the Company shall calculate exposures to market risk of underlying securities from the hedging activities instead of calculating exposures to market risk of the covered warrants.

The Company also calculates market risk for the positive difference between the value of the underlying securities used to hedge against the risk of the covered warrants and the value of the underlying securities necessary to hedge for the covered warrants (corresponding to hedging value).

g. Futures contract

Exposures to market risk of futures contracts are determined by the following formula:

$$\text{Exposures to market risk} = \text{Max} \left\{ \left[\left[\text{Closing price} \times \text{Open volume} - \text{Value of purchased securities} \right] \times \text{Market risk coefficient} - \text{Deposit value} \right], 0 \right\}$$

The value of purchased securities is the value of underlying securities purchased by the Company to hedge for futures contractual obligations;

Deposit value is the value of assets that the enterprise deposits for trading, dealing and creating a market related to future contracts.

3.3.3 Supplemental exposures to market risk

Exposures to market risk of assets shall be increased in case the Company over invests in these assets, except for the securities under issuance underwriting contract in the form of commitment, Government bonds and bonds guaranteed by the Government. The exposures to market risk will be adjusted in accordance with following principles:

- ▶ An increase of 10% if the value of the investment accounts in securities and bonds of one organization for 10% to 15% of the owners' equity of the Company;
- ▶ An increase of 20% if the value of the investment accounts in securities and bonds of one organization for 15% to 25% of the owners' equity of the Company;
- ▶ An increase of 30% if the value of the investment accounts in securities and bonds of one organization for more than 25% of the owners' equity of the Company.

Dividends, coupons, preference right of shares (if any) or interest of deposits, cash equivalents, negotiable instruments, valuable papers shall be added to the value of asset for the purpose of determining the exposures to market risk.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.4 Exposures to settlement risk

Exposures to settlement risk are the potential losses which may occur when a counterparty fails to fulfil its settlement obligations or transfer assets on time as committed. Exposures to settlement risk are determined on the transaction date as follows:

- For term deposits at credit institutions; certificates of deposits issued by credit institutions; securities borrowing contracts in accordance with legal regulations; repurchase and reverse repurchase agreements in accordance with prevailing regulations; margin loans in accordance with prevailing regulations; receivables from customers in securities trading activities; exposures to settlement risk before the date of securities transfer, cash settlement, contract liquidation shall be determined using the following formula:

Exposures to settlement risk = Settlement risk coefficient by counterparty x Value of assets exposed to settlement risk

- For underwriting contracts in the form of commitment signed with other institutions in a syndicated underwriting contract in which the Company is the lead underwriter, the exposures to settlement risk value equals 30% of the remaining value of unpaid underwriting contracts.
- For overdue receivables, other receivables and other assets, securities which have not been received on time, including securities and cash which have not been received from term deposits at credit institutions; certificates of deposit issued by credit institutions; securities borrowing contracts in accordance with prevailing regulations; repurchase and reversed repurchase agreements in accordance with prevailing regulations; margin loans at maturity in accordance with prevailing regulations, receivables from customers in securities trading activities, exposures to settlement risk are determined as follows:

Exposures to settlement risk = Value of assets exposed to settlement risk x Settlement risk coefficient by time

- For contracts, transactions, payments others than the aforementioned receivables from debt trading with counterparties other than the Vietnam Asset Management Company ("VAMC"), the Debt and Asset Trading Corporation ("DATC"), exposures to settlement risk are determined as follows:

Exposures to settlement risk = Value of all assets exposed to settlement risk × 100%

- For advances with the remaining repayment period of less than 90 days, the Company determines as follows:

| Value of assets exposed to settlement risk | | Risk coefficient | Exposures to settlement risk |
|--|--|------------------|---|
| Value of all advances | amounts from 0% to 5% of owners' equity at the date of calculation | 8% | Exposures to settlement risk = Value of all assets exposed to settlement risk x Settlement risk coefficient |
| | amounts over 5% of owners' equity at the date of calculation | 100% | |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.4 Exposures to settlement risk (continued)

3.4.1 Settlement risk coefficient

Settlement risk coefficient is determined based on the types of counterparty and the overdue period as specified in Appendix III of Circular 91.

3.4.2 Value of assets exposed to settlement risk

a. Securities borrowing and lending, margin activities, repurchase agreements, other transactions for customers or the Company

Value of assets exposed to settlement risk is the market value of the contract determined as follows:

| No. | Type of transaction | Value of assets exposed to settlement risk |
|-----|---|--|
| 1 | Term deposits, certificate of deposits, unsecured loans; contracts, transactions, payments under point k, Clause 1, Article 10, Circular 91 | Total outstanding balance of deposit accounts, certificates of deposits, total loan value, total value of the contract, transaction plus dividends, interests, rights (for securities) or interests from deposits, loans, fees (for credit granting) |
| 2 | Securities lending | $\text{Max}\{(\text{Market value of the contract} - \text{Collateral value (if any)}), 0\}$ |
| 3 | Securities borrowing | $\text{Max}\{(\text{Collateral value} - \text{Market value of the contract}), 0\}$ |
| 4 | Reversed repurchase agreements | $\text{Max}\{(\text{Contract value based on purchase price} - \text{Market value of the contract} \times (1 - \text{Market risk coefficient})), 0\}$ |
| 5 | Repurchase agreements | $\text{Max}\{(\text{Market value of the contract} \times (1 - \text{Market risk coefficient}) - \text{Contract value based on selling price}), 0\}$ |
| 6 | Margin lending contracts (loans to customers to purchase securities)/ Other economic agreements with the similar nature | $\text{Max}\{(\text{Outstanding balance} - \text{Collateral value}), 0\}$ |

Margin outstanding balance includes outstanding principal, interest and other fees.

Customers' collateral value is determined in line with *Note 3.4.3*. In case the value of collaterals does not have any reference in the market, its value is determined by the internal methods of the Company.

Value of assets is determined in accordance with *Note 3.3.2*.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.4 Exposures to settlement risk (continued)

3.4.2 Value of assets exposed to settlement risk (continued)

b. Securities trading

Value of assets exposed to settlement risk in securities trading is determined as follows:

| No. | Period | Value of assets exposed to settlement risk |
|--|-------------------------------------|---|
| A – For sales of securities (seller is the Company or its customers under the securities brokerage activities) | | |
| 1. | Before the settlement date | 0 |
| 2. | After the settlement date | Market value of the contract (if market value is less than trading value) |
| | | 0 (if market value is greater than trading value) |
| B – For purchase of securities (buyer is the Company or its customers) | | |
| 1. | Before the securities transfer date | 0 |
| 2. | After the securities transfer date | Market value of the contract (if market value is less than trading value) |
| | | 0 (if market value is greater than trading value) |

Settlement/transfer period of securities is T+2 (for listed securities), T+1 (for listed bonds) or T+n (for transactions outside the official trading system within n days under agreement of both parties), or in accordance with prevailing regulations (for derivatives).

c. Receivables, bonds, debt instruments at maturity

Value of assets exposed to settlement risk is the value of receivables calculated based on face value, plus accrued interest, related costs and less cash previously received (if any).

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued) as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.4.3 *Decreases in value of collaterals*

The value of collaterals shall be deducted from the counterparties or customers' value of collaterals, other than transactions, contracts specified under point k, Clause 1 and point b Clause 10, Article 10, Circular 91, if the related contracts and transactions satisfy the following conditions:

- ▶ Counterparties or customers secure their obligations using collaterals being cash, cash equivalents, valuable papers, negotiable instruments on the money market, securities listed and registered on the Vietnam Stock Exchanges and its subsidiaries, Government bonds, bonds guaranteed by the Ministry of Finance;
- ▶ The Company has rights to control, manage, use, and transfer collaterals if counterparties fail to make sufficient and timely payments as agreed in the contracts.

Value of assets subjected to deduction is determined as follows:

Collateral value = Quantity of asset x Asset price x (1 – Market risk coefficient)

Value of assets is determined in accordance with *Note 3.3.2*.

3.4.4 *Supplemental exposures to settlement risk*

Exposures to settlement risk are increasingly adjusted in the following cases:

- ▶ Increased by 10% if the value of deposit contracts, certificates of deposit, loans, receivables, repurchase agreements, reversed repurchase agreements, total borrowings from an organization, an individual and a group of related organizations/individuals (if any) accounts for more than 10% to 15% of the owners' equity of the Company;
- ▶ Increased by 20% if the value of deposit contracts, certificates of deposit, loans, receivables, repurchase agreements, reversed repurchase agreements, total borrowings from an organization, an individual and a group of related organizations/individuals (if any) accounts for more than 15% to 25% of the owners' equity of the Company;
- ▶ Increased by 30% if the value of deposit contracts, certificates of deposit, loans, receivables, repurchase agreements, reversed repurchase agreements, total borrowings from an organization, an individual and a group of related organizations/individuals (if any) accounts for more than 25% of the owners' equity of the Company.

3.4.5 *Net bilateral clearing value of assets exposed to settlement risk*

Value of assets exposed to settlement risk is subjected to net bilateral clearing in the following cases:

- ▶ Settlement risk relating to the same counterparty;
- ▶ Settlement risk relating to the same type of transaction;
- ▶ The net bilateral clearing is agreed upon among related parties in written documents.

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

3. SUMMARY OF SIGNIFICANT POLICIES DURING THE PREPARATION OF FINANCIAL SAFETY RATIO REPORT (continued)

3.5 Exposures to operational risk

Exposures to operational risk are the potential losses which may occur due to technical errors, system errors and operational processes, human errors during task performance, or due to the lack of capital resulting from expenses, losses arising from investment activities, or other objective reasons.

Exposures to operational risk of the Company is determined at the higher value between 25% of the Company's operating expenses within twelve (12) consecutive months up to the month before reporting date or 20% of the security trading organization's minimum charter capital for business operations.

The Company's operating expenses are determined from total expenses incurred in the period less: depreciation and amortization expenses; utilization/reversal of provision for impairment of short-term, long-term financial assets and collaterals; utilization/reversal of provision for impairment of receivables; utilization/reversal of provision for impairment of other current assets; loss from revaluation of financial assets at fair value through profit and loss ("FVTPL"); interest expenses and loss from revaluation of outstanding covered warrants payables which have been recognized as expenses in the period.

4. EXPOSURES TO MARKET RISK

| <i>Investment items</i> | | <i>Risk coefficient %</i> | <i>Scale of risk VND</i> | <i>Exposures to risk VND</i> |
|---|---|---------------------------|--------------------------|------------------------------|
| | | (1) | (2) | (3) = (1) x (2) |
| I. Cash and cash equivalents, money market instruments | | | | |
| 1. | Cash (VND) | 0 | 166,962,868,631 | - |
| 2. | Cash equivalents | 0 | - | - |
| 3. | Valuable papers, negotiable instruments in the money market, certificate of deposit | 0 | 1,026,393,718,712 | - |
| II. Government bonds | | | | |
| 4. | Zero-coupon Government bonds | 0 | - | - |
| 5. | Coupon Government bonds | 3 | - | - |
| 5.1 | Government bonds, Government bonds of OECD countries or guaranteed by the Government or the Central Bank of the OECD countries, Bonds issued by international institutions such as IBRD, ADB, IADB, AFDB, EIB and EBRD, municipal bonds | 3 | 100,788,300,000 | 3,023,649,000 |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

4. EXPOSURES TO MARKET RISK (continued)

| <i>Investment items</i> | | <i>Risk coefficient %</i> | <i>Scale of risk VND</i> | <i>Exposures to risk VND</i> |
|--------------------------------------|--|---------------------------|--------------------------|------------------------------|
| | | (1) | (2) | (3) = (1) x (2) |
| III. Credit institution bonds | | | | |
| 6.1 | Credit institution bonds having remaining term of less than 1 year, including convertible bonds | 3 | - | - |
| 6.2 | Credit institution bonds having remaining term from 1 to 3 years, including convertible bonds | 8 | - | - |
| 6.3 | Credit institution bonds having remaining term from 3 to 5 years, including convertible bonds | 10 | - | - |
| 6.4 | Credit institution bonds having remaining term of more than 5 years, including convertible bonds | 15 | 656,528,880,852 | 98,479,332,128 |
| IV. Corporate bonds | | | | |
| Listed corporate bonds | | | | |
| 7.1 | Listed bonds having remaining term of less than 1 year, including convertible bonds | 8 | - | - |
| 7.2 | Listed bonds having remaining term from 1 to 3 years, including convertible bonds | 10 | 1,866,155,793 | 186,615,579 |
| 7.3 | Listed bonds having remaining term from 3 to 5 years, including convertible bonds | 15 | - | - |
| 7.4 | Listed bonds having remaining term of more than 5 years, including convertible bonds | 20 | - | - |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

4. EXPOSURES TO MARKET RISK (continued)

| <i>Investment items</i> | | <i>Risk coefficient %</i> | <i>Scale of risk VND</i> | <i>Exposures to risk VND</i> |
|---|---|---------------------------|--------------------------|------------------------------|
| | | (1) | (2) | (3) = (1) x (2) |
| IV. Corporate bonds | | | | |
| Unlisted corporate bonds | | | | |
| 8.1 | Non-listed bonds issued by listed entities having remaining term of less than 1 year, including convertible bonds | 15 | - | - |
| 8.2 | Non-listed bonds issued by listed entities having remaining term from 1 to 3 years, including convertible bonds | 20 | - | - |
| 8.3 | Non-listed bonds issued by listed entities having remaining term from 3 to 5 years, including convertible bonds | 25 | - | - |
| 8.4 | Non-listed bonds issued by listed entities having remaining term of more than 5 years, including convertible bonds | 30 | - | - |
| 8.5 | Non-listed bonds issued by other entities having remaining term of less than 1 year, including convertible bonds | 25 | - | - |
| 8.6 | Non-listed bonds issued by other entities having remaining term from 1 to 3 years, including convertible bonds | 30 | - | - |
| 8.7 | Non-listed bonds issued by other entities having remaining term from 3 to 5 years, including convertible bonds | 35 | - | - |
| 8.8 | Non-listed bonds issued by other entities having remaining term of more than 5 years, including convertible bonds | 40 | - | - |
| V. Shares | | | | |
| 9. | Ordinary shares, preference shares of entities listed in Ho Chi Minh Stock Exchange; open-end fund certificates | 10 | 74,453,750 | 7,445,375 |
| 10. | Ordinary shares, preference shares of entities listed in Hanoi Stock Exchange | 15 | - | - |
| 11. | Ordinary shares, preference shares of unlisted public entities registered for trading through UPCoM | 20 | - | - |
| 12. | Ordinary shares, preference shares of public entities registered for depository, but non-listed or non-registered for trading; shares under IPO | 30 | - | - |
| 13. | Shares of other public entities | 50 | - | - |
| VI. Certificates of investment securities fund | | | | |
| 14. | Public funds, including public securities investment companies | 10 | - | - |
| 15. | Member funds, including private securities investment companies | 30 | - | - |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

4. EXPOSURES TO MARKET RISK (continued)

| <i>Investment items</i> | | <i>Risk coefficient %</i> | <i>Scale of risk VND</i> | <i>Exposures to risk VND</i> |
|--|--|---------------------------|--------------------------|------------------------------|
| | | (1) | (2) | (3) = (1) x (2) |
| VII. Restricted securities | | | | |
| 16. | Securities of unlisted public companies being warned due to delayed disclosure of audited/reviewed financial statements | 30 | - | - |
| 17. | Listed securities being warned | 20 | - | - |
| 18. | Listed securities under control | 25 | - | - |
| 19. | Temporarily suspended, restricted securities | 40 | 10,398,880 | 4,159,552 |
| 20. | Delisted, cancelled securities | 80 | 620,000 | 496,000 |
| VIII. Derivatives | | | | |
| 21. | Share index futures contracts | 8 | - | - |
| 22. | Government bond futures contracts | 3 | - | - |
| IX. Other securities | | | | |
| 23. | Shares listed in foreign markets included in the benchmark | 25 | - | - |
| 24. | Shares listed in foreign markets not included in the benchmark | 100 | - | - |
| 25. | Covered warrants listed on Ho Chi Minh Stock Exchange | 8 | - | - |
| 26. | Covered warrants listed on Hanoi Stock Exchange | 10 | - | - |
| 27. | Securities issued by private companies with no latest audited financial statements at the financial safety ratio report date or latest audited financial statements are adverse, disclaimer or qualified | 100 | - | - |
| 28. | Shares, capital contribution and other securities | 80 | - | - |
| 29. | Covered warrants issued by the Company | | - | - |
| 30. | Securities formed from hedging activities for the issued covered warrants (in case of covered warrants with interest) | | - | - |
| 31. | The positive difference between the value of the underlying securities used by the Company to hedge against the risks of covered warrants and the value of the underlying securities necessary to hedge for covered warrants | | - | - |
| X. Supplemental exposures to market risk | | | | |
| 32. | Supplemental exposures to market risk | | | 3,000,000,000 |
| | <i>Bonds issued by Military Commercial Joint Stock Bank</i> | 15 | 20,000,000,000 | 3,000,000,000 |
| TOTAL EXPOSURES TO MARKET RISK (I+II+III+IV+V+VI+VII+VIII+IX+X) | | | | 104,701,697,634 |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

5. EXPOSURES TO SETTLEMENT RISK

| | <i>Exposures to risk VND</i> |
|---|----------------------------------|
| Risk of undue items (<i>Note 5.1</i>) | 61,583,623,123 |
| Risk of overdue items (<i>Note 5.2</i>) | 45,739,166 |
| Risk of advances, other contracts, transactions (<i>Note 5.3</i>) | - |
| Supplemental exposures to settlement risk (<i>Note 5.4</i>) | 4,254,377,606 |
| Total exposures to settlement risk | 65,883,739,895 |

5.1 Risk of undue items

| Risk coefficient (%) Types of transaction | | Exposures to risk (VND) | | | | | | Total exposures to risk VND |
|---|---|-------------------------|-------|-------|-------|----------------|-------|-----------------------------------|
| | | 0.00% | 0.80% | 3.20% | 4.80% | 6.00% | 8.00% | |
| | | (1) | (2) | (3) | (4) | (5) | (6) | |
| 1. | Term deposits, certificates of deposit, unsecured loans, receivables from securities trading activities and operations and other items exposed to settlement risk (*) | - | - | - | - | 61,583,623,123 | - | 61,583,623,123 |
| 2. | Securities lending/Agreements with similar nature | - | - | - | - | - | - | - |
| 3. | Securities borrowing/Agreements with similar nature | - | - | - | - | - | - | - |
| 4. | Reversed repurchase agreements/Agreements with similar nature | - | - | - | - | - | - | - |
| 5. | Repurchase agreements/Agreements with similar nature | - | - | - | - | - | - | - |
| TOTAL EXPOSURES TO UNDUE SETTLEMENT RISK | | | | | | | | 61,583,623,123 |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

5. EXPOSURES TO SETTLEMENT RISK (continued)

5.1 Risk of undue items (continued)

Details of settlement risk coefficient by counterparty are determined as follows:

| No. | Counterparty of the Company | Settlement risk coefficient |
|-----|---|-----------------------------|
| (1) | Government, issuers guaranteed by the Government, Government and Central Banks of OECD countries; People's committees of provinces and centrally controlled municipalities | 0.0% |
| (2) | Stock Exchanges and Vietnam Securities Depository and Clearing Corporation | 0.8% |
| (3) | Credit institutions, financial institutions, and securities trading institutions which are established in OECD countries and have credit ratings meeting other requirements in accordance with the internal policies of the Company | 3.2% |
| (4) | Credit institutions, financial institutions, and securities trading institutions which are established outside of OECD countries; or established in OECD countries and do not meet other requirements in accordance with the internal policies of the Company | 4.8% |
| (5) | Credit institutions, financial institutions, securities trading institutions, securities investment funds, securities investment companies being established and operating in Vietnam | 6.0% |
| (6) | Other entities, individuals and parties | 8.0% |

(*) Details:

| | Carrying value VND | Collateral value VND | Carrying value without collaterals VND | Settlement risk coefficient by counterparty % | Exposures to settlement risk VND |
|--------------------------------------|--------------------------|-------------------------|--|--|--|
| Term deposits at credit institutions | 574,000,000,000 | - | 574,000,000,000 | 6.00% | 34,440,000,000 |
| Certificate of deposits | 445,018,266,650 | - | 445,018,266,650 | 6.00% | 26,701,095,999 |
| Receivables from CIs | 7,375,452,062 | - | 7,375,452,062 | 6.00% | 442,527,124 |
| Total | 1,026,393,718,712 | - | 1,026,393,718,712 | | 61,583,623,123 |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

5. EXPOSURES TO SETTLEMENT RISK (continued)

5.2 Risk of overdue items

| No. | Overdue period | Settlement risk coefficient (%) | Scale of risk VND | Exposures to risk VND |
|--|---|---------------------------------|-------------------|-----------------------|
| 1. | 0 – 15 days after due date of settlement/securities transfer | 16 | - | - |
| 2. | 16 – 30 days after due date of settlement/securities transfer | 32 | - | - |
| 3. | 31 – 60 days after due date of settlement/securities transfer | 48 | - | - |
| 4. | From 60 days after due date of settlement/securities transfer | 100 | 45,739,166 | 45,739,166 |
| TOTAL EXPOSURES TO OVERDUE SETTLEMENT RISKS | | | | 45,739,166 |

5.3 Risk of advances, other contracts, transactions

| No. | Details of parties | Settlement risk coefficient (%) | Scale of risk VND | Exposures to risk VND |
|---|--|---------------------------------|-------------------|-----------------------|
| 1. | Contracts, transactions, payments other than those specified under Point a, b, c, d, đ, e, g, Clause 1 Article 10 Circular 91; receivables from debt trading with counterparties other than the Vietnam Asset Management Company ("VAMC"), the Debt and Asset Trading Corporation ("DATC") | 100 | - | - |
| 2. | Advances from 5% of owners' equity reimbursed within 90 days | 100 | - | - |
| TOTAL EXPOSURES TO OTHER CONTRACTS, TRANSACTIONS | | | | - |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

5. EXPOSURES TO SETTLEMENT RISK (continued)

5.4 Supplemental exposures to settlement risk

| No. | Details of items, counterparties | Increase level (%) | Scale of risk VND | Exposures to risk VND |
|--|---|--------------------|-------------------|-----------------------|
| 1. | Vietnam Prosperity Joint Stock Commercial Bank | 20 | 15,271,888,032 | 3,054,377,606 |
| 2. | Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch | 10 | 12,000,000,000 | 1,200,000,000 |
| TOTAL SUPPLEMENTAL EXPOSURES TO SETTLEMENT RISK | | | | 4,254,377,606 |

6. EXPOSURES TO OPERATIONAL RISK

| | Items | Amount VND |
|--|---|-----------------------|
| I. | Total operating expenses incurring during the 12-month period ended 30 June 2025 | 254,508,459,330 |
| II. | Decreases from total expenses (*) | 86,544,064,315 |
| III. | Total expenses after decreases (III = I – II) | 167,964,395,015 |
| IV. | 25% of total expense after decreases (IV = 25% III) | 41,991,098,754 |
| V. | 20% of minimum charter capital for business operations of Pinetree Securities Corporation | 50,000,000,000 |
| TOTAL EXPOSURES TO OPERATIONAL RISK (Max {IV, V}) | | 50,000,000,000 |

(*) Decreases from total expenses

| | Amount VND |
|--|-----------------------|
| Depreciation and amortization expenses | 14,546,974,214 |
| Provision expenses for impairment of receivables | 9,147,833 |
| Loss from decreases in revaluation of financial assets at fair value through profit/loss ("FVTPL") | - |
| Interest expenses | 71,987,942,268 |
| Total | 86,544,064,315 |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

7. LIQUID CAPITAL

| NO. | ITEMS | Liquid capital | | |
|-----------|--|--------------------------|------------------|------------------|
| | | Liquid capital VND | Decreases VND | Increases VND |
| | | (1) | (2) | (3) |
| A | Equity | | | |
| 1. | Owners' equity, excluding redeemable preference share (if any) | 1,008,800,000,000 | | |
| 2. | Share premium, excluding redeemable preference share (if any) | 471,200,000,000 | | |
| 3. | Treasury shares | - | | |
| 4. | Convertible bonds – Equity component | - | | |
| 5. | Other capital | - | | |
| 6. | Differences from revaluation of assets at fair value | - | | |
| 7. | Capital supplementary reserve | - | | |
| 8. | Operational risk and financial reserve | 1,321,976,000 | | |
| 9. | Other reserves | - | | |
| 10. | Undistributed profit after tax | 96,471,264,761 | | |
| 11. | Balance of provision for impairment of assets | 32,017,416 | | |
| 12. | Difference from revaluation of fixed assets | - | | |
| 13. | Exchange rate difference | - | | |
| 14. | Convertible debts | | | |
| 15. | Total increase or decrease in securities investment value | | - | 5,372,185 |
| 16. | Other capital (if any) | - | | |
| 1A | Total | 1,577,830,630,362 | | |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

7. LIQUID CAPITAL (continued)

| NO. | ITEMS | Liquid capital | | |
|----------|---|-----------------------|------------------|------------------|
| | | Liquid capital VND | Decreases VND | Increases VND |
| | | (1) | (2) | (3) |
| B | Current assets | | | |
| I | Financial assets | | | |
| 1. | Cash and cash equivalents | | | |
| 2. | Financial assets at FVTPL | | | |
| | Securities exposed to market risk | | | |
| | Securities deducted from liquid capital | | - | |
| 3. | Held-to-maturity investments | | | |
| | Securities exposed to market risk | | | |
| | Securities deducted from liquid capital | | - | |
| 4. | Loans | | | |
| 5. | Available-for-sale financial assets | | | |
| | Securities exposed to market risk | | | |
| | Securities deducted from liquid capital | | - | |
| 6. | Provision for impairment of financial assets and mortgaged assets | | | |
| 7. | Receivables (Receivables from disposal of financial assets, Receivables and accruals from dividend and interest income) | | | |
| | Receivables due in 90 days or less | | | |
| | Receivables due in more than 90 days | | 9,896,164,382 | |
| 8. | Undistributed covered warrants | | | |
| 9. | Hedging underlying securities for when issuing covered warrants | | - | |
| 10. | Receivables from services provided by the Company | | | |
| | Receivables due in 90 days or less | | | |
| | Receivables due in more than 90 days | | - | |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

7. LIQUID CAPITAL (continued)

| NO. | ITEMS | Liquid capital | | |
|-----------|---|--------------------|---------------|-----------------------|
| | | Liquid capital VND | Decreases VND | Increases VND |
| | | (1) | (2) | (3) |
| B | Current assets (continued) | | | |
| I | Financial assets (continued) | | | |
| 11. | Internal receivables | | | |
| | Receivables due in 90 days or less | | | |
| | Receivables due in more than 90 days | | - | |
| 12. | Receivables due to error in securities transaction | | | |
| | Receivables due in 90 days or less | | | |
| | Receivables due in more than 90 days | | - | |
| 13. | Other receivables | | | |
| | Receivables due in 90 days or less | | | |
| | Receivables due in more than 90 days | | - | |
| 14. | Provision for impairment of receivables | | | |
| II | Other current assets | | | |
| 1. | Advances | | | |
| | Advances with the remaining reimbursement period of 90 days or less | | | |
| | Advances with the remaining reimbursement period of more than 90 days | | - | |
| 2. | Office supplies, tools and materials | | - | |
| 3. | Short-term prepaid expenses | | 5,317,785,903 | |
| 4. | Short-term deposits, collaterals and pledges | | 38,387,250 | |
| 5. | Deductible value added tax | | 907,076,529 | |
| 6. | Tax and other receivables from the State | | - | |
| 7. | Other current assets | | 1,358,576,560 | |
| 8. | Provision for impairment of other current assets | | | |
| 1B | Total | | | 17,517,990,624 |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

7. LIQUID CAPITAL (continued)

| NO. | ITEMS | Liquid capital | | |
|------------|---|-----------------------|-----------------------|-----------------------|
| | | Liquid capital VND | Decreases VND | Increases VND |
| | | (1) | (2) | (3) |
| C | Non-current assets | | | |
| I | Non-current financial assets | | | |
| 1. | Long-term receivables | | - | |
| 2. | Investments | | | |
| 2.1 | Held-to-maturity investments | | | |
| | Securities exposed to market risk | | | |
| | Securities deducted from liquid capital | | - | |
| 2.2 | Investments in subsidiaries | | - | |
| 2.3 | Other long-term investments | | - | |
| II | Fixed assets | | 38,253,317,255 | |
| III | Investment properties | | - | |
| IV | Construction in progress | | 9,434,954,326 | |
| V | Other non-current assets | | | |
| 1. | Long-term deposits, collaterals and pledges | | 1,324,357,390 | |
| 2. | Long-term prepaid expenses | | 1,161,496,218 | |
| 3. | Deferred tax assets | | - | |
| 4. | Payments to Settlement Assistance Fund | | 16,378,848,419 | |
| 5. | Other non-current assets | | 10,019,988,193 | |
| VI | Provision for impairment of non-current assets | | | |
| | The qualified, adverse or disclaimed asset items on the audited, reviewed financial statements (if any) that are not deducted under Article 5, Circular 91 | | - | |
| 1C | Total | | | 76,572,961,801 |

Pinetree Securities Corporation

NOTES TO THE FINANCIAL SAFETY RATIO REPORT (continued)
as at 30 June 2025

7. LIQUID CAPITAL (continued)

| NO. | ITEMS | Liquid capital | | |
|-------------------------------------|---|--------------------------|------------------|------------------|
| | | Liquid capital VND | Decreases VND | Increases VND |
| | | (1) | (2) | (3) |
| D | Deposits, collaterals | | | |
| 1. | Deposited value | | | |
| 1.1 | Contribution to the Settlement Assistance Fund of VSDC | | - | |
| 1.2 | Contribution to the clearing fund of the central settlement counterparty for the open position of the clearing member | | - | |
| 1.3 | Deposits in cash and banks' guarantee for issuing covered warrants | | - | |
| 2 | Collaterals for obligations due in more than ninety (90) days | | - | |
| 1D | Total | | | - |
| LIQUID CAPITAL = 1A-1B-1C-1D | | 1,483,739,677,937 | | |

Notes:

☐ Non-applicable for the preparation of the Financial safety ratio report

8. EVENTS AFTER THE REPORTING DATE

There has been no matter or circumstance that has arisen after the reporting date which is required to be disclosed in the financial safety ratio report of the Company.



Ms. Dinh Thi Lan Phuong
Chief Accountant



Mr. Nguyen Khanh Nam
Internal Control Section



Mr. Lee Jun Hyuck
General Director



Hanoi, Vietnam

08 August 2025