

CÔNG TY CỔ PHẦN  
CHỨNG KHOÁN PINETREE

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập – Tự do – Hạnh phúc

Số: 441 /2026/CV-PTSV

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Hà Nội, ngày 19 tháng 10 năm 2026

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH**  
**PERIODIC INFORMATION DISCLOSURE OF**  
**FINANCIAL STATEMENTS**

Kính gửi/ To: - 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, P. Láng, Hà Nội  
Headquarter : *20<sup>th</sup> Floor, ROX Tower, 54A Nguyen Chi Thanh, Lang Ward, Hanoi*

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Người được thực hiện công bố thông tin: Ông Shin Jae Yeol  
Submitted by : *Mr. Shin Jae Yeol*

Chức vụ : Trưởng Khối Kế hoạch và Quản trị  
Position : *Head of Planning & Management Division*

Địa chỉ : Tầng 20, tòa nhà ROX Tower, 54A Nguyễn Chí Thanh, P. Láng, Hà Nội  
Address : *20<sup>th</sup> Floor, ROX Tower, 54A Nguyen Chi Thanh, Lang Ward, Hanoi*

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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

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, CTCP Pinetree thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý 3 năm 2026 với Ủy ban và các Sở Giao dịch như sau:

*Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on information disclosure in the securities market, Pinetree Securities Corporation hereby discloses the financial statements for Q3 2026 to the State Securities Commission and the Stock Exchanges as follows:*



**1. Tên tổ chức: CÔNG TY CỔ PHẦN CHỨNG KHOÁN PINETREE**

**Name of Organization: PINETREE SECURITIES CORPORATION**

- Mã chứng khoán/ *Ticker symbol*: Không có/ *None*
- Địa chỉ/ *Address*: Tầng 20, tòa nhà ROX Tower, 54A Nguyễn Chí Thanh, P. Láng, Hà Nội/ *20<sup>th</sup> Floor, ROX Tower, 54A Nguyen Chi Thanh, Lang Ward, Hanoi*
- Điện thoại liên hệ/ *Tel*: 024.6276 1818 Fax: 024.6275 0077
- Email: report@pinetree.vn Website: www.pinetree.vn

**2. Nội dung thông tin công bố/ *Information disclosure contents*:**

**▪ BCTC Quý 3 năm 2026/ *Financial statements for Quarter 3 Year 2026*:**

BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ *Separate financial statements (for listed entities without subsidiaries and where the parent accounting entity has no dependent accounting units)* ☒

BCTC hợp nhất (TCNY có công ty con)/ *Consolidated financial statements (for listed entities with subsidiaries)* ☐

BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined financial statements (for listed entities having dependent accounting units organized with separate accounting systems)* ☐

**▪ Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases requiring explanation*:**

1. Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/ *The audit opinion is other than an unqualified opinion on the financial statements (for reviewed/audited financial statements)*:

Có/Yes ☐ Không/No ☒

Văn bản giải trình trong trường hợp tích có/ *Explanatory document provided (if tick Yes)*:

Có/Yes ☐ Không/No ☐

2. Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán)/ *Profit after tax in the reporting period changes by 5% or more before and after audit, or changes from loss to profit or vice versa (for audited financial statements)*:

Có/Yes ☐ Không/No ☒

Văn bản giải trình trong trường hợp tích có/ *Explanatory document provided (if tick Yes)*:

Có/Yes ☐ Không/No ☐

3. Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *Profit after corporate income tax in the income statement changes by 10% or more compared to the same period of the previous year*:

Có/Yes ☒ Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanatory document provided (if tick Yes)*:

Có/Yes ☒ Không/No ☐

4. Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *Profit after tax in the reporting period is negative, or changes*

from profit in the same period of the previous year to loss in the current period, or vice versa:

Có/Yes

☐

Không/No

☒

Văn bản giải trình trong trường hợp tích có/ Explanatory document provided (if tick Yes):

Có/Yes

☐

Không/No

☐

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 19/10/2026 tại đường dẫn: <https://pinetree.vn/post/category/quan-he-nha-dau-tu>

This information was disclosed on the Company's webpage on 19/10/2026 and available at: <https://pinetree.vn/en/post/category/investor-relations>

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.

**Tài liệu đính kèm/ Attachments:**

- BCTC/Financial Statement
- Văn bản giải trình/ Explanatory document

Người được ủy quyền công bố thông tin  
For and behalf of Pinetree  
Representative authorized to disclosure  
information 



Shin Jae Yeol  
Trưởng khối Kế hoạch và Quản trị  
Head of Planning & Management Division



**PINETREE SECURITIES  
CORPORATION**

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No: 439/PTSV-CV

*Subject: Explanation for QIII 2026  
Financial Statement*

**THE SOCIALIST REPUBLIC OF VIETNAM**

**Independence - Freedom - Happiness**

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*Hanoi, October 19<sup>th</sup>, 2026*

**To:**

- State Securities 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 previous year report", Pinetree Securities Corporation would like to explain about fluctuation of business results of the third quarter of 2026 (announced period) compared to the third quarter of 2025.

| No  | ITEMS                                     | QIII 2026             | QIII 2025             | % CHANGE           |
|-----|-------------------------------------------|-----------------------|-----------------------|--------------------|
| (A) | (B)                                       | (C)                   | (D)                   | (E)= [(C)-(D)]/(D) |
| 1   | Total Income                              | 124,863,566,854       | 113,402,120,144       | 10%                |
| 2   | Total Expenses                            | 103,547,813,499       | 83,973,923,570        | 23%                |
| 3   | Other operating profit                    | 2,611,233             | 7,695                 |                    |
| 4   | Total profit before tax (4) = (1)-(2)+(3) | 21,318,364,588        | 29,428,204,269        |                    |
| 5   | Corporate income tax expenses             | 4,263,657,598         | 5,884,254,155         |                    |
| 6   | <b>PROFIT AFTER TAX</b><br>(6) = (4)-(5)  | <b>17,054,706,990</b> | <b>23,543,950,114</b> | <b>-28%</b>        |

Profit after tax of the third quarter of 2026 decreases by 28% compared to the same period in 2025 due to the following main reasons:

In the third quarter of this year, Vietnam's stock market was less favorable than the same period previous year, the average liquidity level of the market decreased, leading to a decrease in disbursement loans, affecting the company's business results, specifically:

- ✓ In terms of revenue, the company's total revenue in the third quarter of 2026 increased by 10% over the same period previous year.
- ✓ In terms of expenses, the company's total expenses in the third quarter of 2026 increased by 23% compared to the third quarter of 2025, mainly due to the increase in financial costs under the impact of high lending interest rates of banks.
- ✓ Because in the third quarter of 2026, revenue increases by 10% while expenses increase by 23% compared to the same period previous year as analyzed above, profit after tax in the third quarter of 2026 decreases by 28% compared to the same period previous year.

The above are some main causes leading to the business results in the third quarter of 2026 changed more than 10% compared to the same period previous year of Pinetree Securities Corporation.

Sincerely./.

**Recipients:**

- *As above;*
- *Admin.*



**GENERAL DIRECTOR**

**LEE JUN HYUCK**



**PINETREE SECURITIES CORPORATION**

**THE FINANCIAL STATEMENTS**

**QUARTER III 2026**

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**October 2026**

## **CATEGORY**

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**STATEMENT OF FINANCIAL POSITION**  
*As at 30 September 2026*

Units: VND

| ITEMS                                                                | Code       | Note | 30/09/2026               | 01/01/2026               |
|----------------------------------------------------------------------|------------|------|--------------------------|--------------------------|
| <b>ASSETS</b>                                                        |            |      |                          |                          |
| <b>A . CURRENT ASSETS (100=110+130)</b>                              | <b>100</b> |      | <b>3,969,707,423,306</b> | <b>4,714,243,656,489</b> |
| <b>I . Financial assets</b>                                          | <b>110</b> |      | <b>3,964,957,872,027</b> | <b>4,708,759,346,163</b> |
| 1 . Cash and cash equivalents                                        | 111        | 5    | 66,398,476,754           | 251,057,174,841          |
| 1.1 . Cash                                                           | 111.1      |      | 52,398,476,754           | 251,057,174,841          |
| 1.2 . Cash equivalents                                               | 111.2      |      | 14,000,000,000           | -                        |
| 2 . Financial assets at fair value through profit or loss (FVTPL)    | 112        | 6    | 292,182,060,797          | 481,627,896,168          |
| 3 . Held-to-maturity investments (HTM)                               | 113        | 6    | 925,907,643,836          | 984,554,246,575          |
| 4 . Loans                                                            | 114        | 6    | 2,597,814,335,468        | 2,918,330,246,164        |
| 5 . Available for sale financial assets (AFS)                        | 115        |      | 10,344,779,564           | 10,127,621,735           |
| 6 . Provision for impairment of financial assets and mortgage assets | 116        |      | -                        | -                        |
| 7 . Receivables                                                      | 117        | 8    | 72,057,648,937           | 58,994,600,339           |
| 7.1 . Receivables from disposal of financial assets                  | 117.1      |      | 389,686,976              | 1,807,918,950            |
| 7.2 . Receivables and accruals from dividend and interest income     | 117.2      |      | 71,667,961,961           | 57,186,681,389           |
| 7.2.1 . Dividends, interest receivable                               | 117.3      |      | -                        | -                        |
| 7.2.2 . Accrued dividend and interest                                | 117.4      |      | 71,667,961,961           | 57,186,681,389           |
| 8 . Advances to suppliers                                            | 118        |      | -                        | 51,354,000               |
| 9 . Receivables from services provided by the company                | 119        | 8    | 92,593,980               | 196,737,400              |
| 10 . Inter-company receivables                                       | 120        |      | -                        | -                        |
| 11 . Receivables from transaction errors                             | 121        |      | -                        | -                        |
| 12 . Other receivables                                               | 122        | 8    | 206,071,857              | 3,865,208,107            |
| 13 . Provision for impairment of receivables                         | 129        |      | (45,739,166)             | (45,739,166)             |
| <b>II . Short-term receivable</b>                                    | <b>130</b> |      | <b>4,749,551,279</b>     | <b>5,484,310,326</b>     |
| 1 . Advances                                                         | 131        |      | -                        | -                        |
| 2 . Tools, supplies                                                  | 132        |      | -                        | -                        |
| 3 . Short-term prepaid expenses                                      | 133        | 14   | 4,665,551,279            | 5,425,948,086            |
| 4 . Short-term deposits, collaterals and pledges                     | 134        |      | 84,000,000               | 38,387,250               |
| 5 . Deductible VAT                                                   | 135        |      | -                        | 19,974,990               |
| 6 . Taxes and other receivables from State budget                    | 136        |      | -                        | -                        |
| 7 . Other short-term assets                                          | 137        |      | -                        | -                        |
| 8 . Purchase and resale of Government bonds                          | 138        |      | -                        | -                        |
| 9 . Provisions for short-term assets                                 | 139        |      | -                        | -                        |
| <b>B . NON- CURRENT ASSETS (200=210+220+230+240+250+260)</b>         | <b>200</b> |      | <b>64,281,782,111</b>    | <b>74,627,537,805</b>    |
| <b>I . Long-term financial assets</b>                                | <b>210</b> |      | <b>-</b>                 | <b>-</b>                 |
| 1 . Long-term receivables                                            | 211        |      | -                        | -                        |

**STATEMENT OF FINANCIAL POSITION (continued)**

*As at 30 September 2026*

Units: VND

| ITEMS                                                     | Code       | Note | 30/09/2026               | 01/01/2026               |
|-----------------------------------------------------------|------------|------|--------------------------|--------------------------|
| 2 . Investments                                           | 212        |      | -                        | -                        |
| 2.1 . Held-to-maturity investments (HTM)                  | 212.1      |      | -                        | -                        |
| 2.2 . Investments in subsidiaries                         | 212.2      |      | -                        | -                        |
| 2.3 . Investments in joint ventures and associates        | 212.3      |      | -                        | -                        |
| 2.4 . Equity investments in other entities                | 212.4      |      | -                        | -                        |
| 3 . Provision for devaluation of long-term investments    | 213        |      | -                        | -                        |
| <b>II . Fixed assets</b>                                  | <b>220</b> |      | <b>33,275,999,190</b>    | <b>45,275,412,993</b>    |
| 1 . Tangible fixed assets                                 | 221        | 9    | 10,136,356,194           | 13,477,012,766           |
| - Cost                                                    | 222        |      | 35,892,187,193           | 35,807,443,913           |
| - Accumulated depreciation.                               | 223.a      |      | (25,755,830,999)         | (22,330,431,147)         |
| - Asset revaluation differences                           | 223.b      |      | -                        | -                        |
| 2 . Financial lease assets                                | 224        |      | -                        | -                        |
| - Cost                                                    | 225        |      | -                        | -                        |
| - Accumulated depreciation.                               | 226.a      |      | -                        | -                        |
| - Asset revaluation differences                           | 226.b      |      | -                        | -                        |
| 3 . Intangible fixed assets                               | 227        | 10   | 23,139,642,996           | 31,798,400,227           |
| - Cost                                                    | 228        |      | 82,307,439,980           | 82,307,439,980           |
| - Accumulated amortization                                | 229.a      |      | (59,167,796,984)         | (50,509,039,753)         |
| - Asset revaluation differences                           | 229.b      |      | -                        | -                        |
| <b>III . Real estate investment</b>                       | <b>230</b> |      | -                        | -                        |
| - Cost                                                    | 231        |      | -                        | -                        |
| - Accumulated depreciation (*)                            | 232.a      |      | -                        | -                        |
| - Asset revaluation differences                           | 232.b      |      | -                        | -                        |
| <b>IV . Construction in progress</b>                      | <b>240</b> |      | -                        | -                        |
| <b>V . Other long-term assets</b>                         | <b>250</b> |      | <b>31,005,782,921</b>    | <b>29,352,124,812</b>    |
| 1 . Long-term deposits, collaterals and pledges           | 251        |      | 1,334,757,390            | 1,324,357,390            |
| 2 . Long-term prepaid expenses                            | 252        | 14   | 747,089,294              | 926,817,142              |
| 3 . Deferred income tax assets                            | 253        |      | -                        | -                        |
| 4 . Deposits to Settlement Assistance Fund                | 254        | 11   | 18,878,848,419           | 17,070,910,450           |
| 5 . Other long-term assets                                | 255        | 12   | 10,045,087,818           | 10,030,039,830           |
| <b>VI . Provisions for long-term assets</b>               | <b>260</b> |      | -                        | -                        |
| <b>TOTAL ASSETS (270=100+200)</b>                         | <b>270</b> |      | <b>4,033,989,205,417</b> | <b>4,788,871,194,294</b> |
| <b>C . LIABILITIES (300=310+340)</b>                      | <b>300</b> |      | <b>2,380,511,316,297</b> | <b>3,174,560,446,308</b> |
| <b>I . Current liabilities</b>                            | <b>310</b> |      | <b>2,380,443,608,701</b> | <b>3,174,497,264,060</b> |
| 1 . Short-term borrowings and financial lease liabilities | 311        |      | 2,363,473,000,000        | 3,056,500,000,000        |
| 1.1 . Short-term borrowings                               | 312        |      | 2,363,473,000,000        | 3,056,500,000,000        |

**STATEMENT OF FINANCIAL POSITION (continued)**

*As at 30 September 2026*

Units: VND

| ITEMS                                                     | Code       | Note | 30/09/2026        | 01/01/2026        |
|-----------------------------------------------------------|------------|------|-------------------|-------------------|
| 1.2 . Short-term financial lease liabilities              | 313        |      | -                 | -                 |
| 2 . Short-term loans from Financial assets                | 314        |      | -                 | -                 |
| 3 . Convertible bonds                                     | 315        |      | -                 | -                 |
| 4 . Issued bonds                                          | 316        |      | -                 | -                 |
| 5 . Loans from Settlement Assistance Fund                 | 317        |      | -                 | -                 |
| 6 . Payables for securities transaction activities        | 318        | 13   | 1,640,614,087     | 4,304,676,872     |
| 7 . Payables for errors from Financial assets transaction | 319        |      | -                 | -                 |
| 8 . Short-term trade payables                             | 320        |      | 594,576,603       | 94,238,612,389    |
| 9 . Short-term advances from customers                    | 321        |      | -                 | -                 |
| 10 . Tax and other payables to the State budget           | 322        |      | 9,690,601,733     | 11,817,448,842    |
| 11 . Payables to employees                                | 323        |      | 786,179,118       | 1,000,676,185     |
| 12 . Employee benefits                                    | 324        |      | -                 | -                 |
| 13 . Short-term accrued expenses                          | 325        |      | 4,152,379,235     | 6,502,026,772     |
| 14 . Inter-company payables                               | 326        |      | -                 | -                 |
| 15 . Short-term unearned revenue                          | 327        |      | -                 | -                 |
| 16 . Short-term deposits, collateral received             | 328        |      | -                 | -                 |
| 17 . Other short-term payables                            | 329        |      | 106,257,925       | 133,823,000       |
| 18 . Provision for short-term payables                    | 330        |      | -                 | -                 |
| 19 . Bonus and welfare fund                               | 331        |      | -                 | -                 |
| 20 . Purchase and resale of Government bonds              | 332        |      | -                 | -                 |
| <b>II . Long-term liabilities</b>                         | <b>340</b> |      | <b>67,707,596</b> | <b>63,182,248</b> |
| 1 . Long-term borrowings and financial lease liabilities  | 341        |      | -                 | -                 |
| 1.1 . Long-term borrowings                                | 342        |      | -                 | -                 |
| 1.2 . Long-term financial lease liabilities               | 343        |      | -                 | -                 |
| 2 . Long-term borrowings from Financial assets            | 344        |      | -                 | -                 |
| 3 . Long-term convertible bonds                           | 345        |      | -                 | -                 |
| 4 . Long-term Issued bonds                                | 346        |      | -                 | -                 |
| 5 . Long-term trade payables                              | 347        |      | -                 | -                 |
| 6 . Long-term advances from customers                     | 348        |      | -                 | -                 |
| 7 . Long-term prepaid expenses                            | 349        |      | -                 | -                 |
| 8 . Long-term Inter-company payables                      | 350        |      | -                 | -                 |
| 9 . Long-term unearned revenue                            | 351        |      | -                 | -                 |
| 10 . Long-term deposits, collateral received              | 352        |      | -                 | -                 |
| 11 . Other long-term payables                             | 353        |      | -                 | -                 |
| 12 . Long-term provision for payables                     | 354        |      | -                 | -                 |
| 13 . Investor protection fund                             | 355        |      | -                 | -                 |

**STATEMENT OF FINANCIAL POSITION (continued)**  
*As at 30 September 2026*

Units: VND

| ITEMS                                                     | Code       | Note | 30/09/2026               | 01/01/2026               |
|-----------------------------------------------------------|------------|------|--------------------------|--------------------------|
| 14 . Deferred tax payables                                | 356        |      | 67,707,596               | 63,182,248               |
| 15 . Science and Technology Development Fund              | 357        |      | -                        | -                        |
| <b>D . OWNER'S EQUITY (400=410+420)</b>                   | <b>400</b> |      | <b>1,653,477,889,120</b> | <b>1,614,310,747,986</b> |
| <b>I . Equity</b>                                         | <b>410</b> |      | <b>1,653,477,889,120</b> | <b>1,614,310,747,986</b> |
| 1 . Share capital                                         | 411        |      | 1,480,000,000,000        | 1,480,000,000,000        |
| 1.1 . Owners' capital contribution                        | 411.1      |      | 1,008,800,000,000        | 1,008,800,000,000        |
| a . Ordinary shares with voting rights                    | 411.1a     |      | 1,008,800,000,000        | 1,008,800,000,000        |
| b . Preference shares                                     | 411.1b     |      | -                        | -                        |
| 1.2 . Share Premium                                       | 411.2      |      | 471,200,000,000          | 471,200,000,000          |
| 1.3 . Conversion options on convertible bonds             | 411.3      |      | -                        | -                        |
| 1.4 . Other equity's resources                            | 411.4      |      | -                        | -                        |
| 1.5 . Treasury shares                                     | 411.5      |      | -                        | -                        |
| 2 . Asset revaluation differences                         | 412        |      | 275,823,652              | 102,097,388              |
| 3 . Foreign exchange differences                          | 413        |      | -                        | -                        |
| 4 . Charter capital supplementary reserve fund            | 414        |      | -                        | -                        |
| 5 . Operational risk and financial reserve fund           | 415        |      | 1,321,976,000            | 1,321,976,000            |
| 6 . Other funds belonging to owners' equity               | 416        |      | -                        | -                        |
| 7 . Undistributed profit                                  | 417        |      | 171,880,089,468          | 132,886,674,598          |
| 7.1 . Realized profit                                     | 417.1      |      | 171,885,082,729          | 132,736,042,994          |
| 7.2 . Unrealized profit                                   | 417.2      |      | (4,993,261)              | 150,631,604              |
| <b>II . Non-business funds and other funds</b>            | <b>420</b> |      | <b>-</b>                 | <b>-</b>                 |
| <b>TOTAL OWNER'S EQUITY</b>                               |            |      | <b>1,653,477,889,120</b> | <b>1,614,310,747,986</b> |
| <b>TOTAL LIABILITIES AND OWNER'S EQUITY (440=300+400)</b> | <b>440</b> |      | <b>4,033,989,205,417</b> | <b>4,788,871,194,294</b> |

**OFF STATEMENT OF FINANCIAL POSITION ITEMS (continued)**

*As at 30 September 2026*

Units: VND

| ITEMS                                                                         | Code  | Note | 30/09/2026        | 01/01/2026        |
|-------------------------------------------------------------------------------|-------|------|-------------------|-------------------|
| <b>. ASSETS OF THE SECURITIES COMPANY</b>                                     |       |      |                   |                   |
| <b>A. AND ASSETS MANAGED UNDER AGREEMENTS</b>                                 |       |      |                   |                   |
| 1 . Operating leased assets                                                   | 001   |      | -                 | -                 |
| 2 . Goods held under trust                                                    | 002   |      | -                 | -                 |
| 3 . Receipt of collateral assets.                                             | 003   |      | -                 | -                 |
| 4 . Bad debts written off                                                     | 004   |      | -                 | -                 |
| 5 . Foreign currencies                                                        | 005   |      | -                 | -                 |
| 6 . Quantity of outstanding shares in circulation                             | 006   |      | 100,880,000       | 100,880,000       |
| 7 . Treasury shares                                                           | 007   |      | -                 | -                 |
| 8 . Financial assets listed/registered at the VSDC of the Company             | 008   |      | 376,022,550,000   | 455,179,900,000   |
| 9 . The Company's non-traded financial assets deposited at the VSDC           | 009   |      | -                 | -                 |
| 10 . The Company's awaiting financial assets                                  | 010   |      | -                 | -                 |
| 11 . The Company's financial assets correct trading errors                    | 011   |      | -                 | -                 |
| 12 . The Company's financial assets which are not deposited at the VSDC       | 012   |      | -                 | -                 |
| 13 . The Company's financial assets are entitled                              | 013   |      | -                 | -                 |
| 14 . Covered warrants (number of covered warrants)                            | 014   |      | -                 | 3,366,000         |
| <b>B. ASSETS AND PAYABLES UNDER AGREEMENT WITH INVESTORS</b>                  |       |      |                   |                   |
| 1 . Financial assets listed/registered at the VSDC of investors               | 021   |      | 6,477,646,495,200 | 7,066,971,937,080 |
| a . <i>Unrestricted financial assets</i>                                      | 021.1 |      | 6,192,746,438,400 | 6,805,387,329,580 |
| b . <i>Restricted financial assets</i>                                        | 021.2 |      | 1,278,110,000     | 1,270,370,000     |
| c . <i>Mortgage financial assets</i>                                          | 021.3 |      | -                 | -                 |
| d . <i>Blocked financial assets</i>                                           | 021.4 |      | 254,000,000       | 254,000,000       |
| e . <i>Financial assets awaiting settlement</i>                               | 021.5 |      | 283,367,946,800   | 260,060,237,500   |
| f . <i>Financial assets awaiting for loans</i>                                | 021.6 |      | -                 | -                 |
| 2 . Non-traded financial assets deposited at the VSDC of investors            | 022   |      | -                 | -                 |
| a . <i>Unrestricted and non-traded financial assets deposited at the VSDC</i> | 022.1 |      | -                 | -                 |
| b . <i>Restricted and non-traded financial assets deposited at the VSDC</i>   | 022.2 |      | -                 | -                 |
| c . <i>Non-traded and mortgage financial assets deposited at the VSDC</i>     | 022.3 |      | -                 | -                 |
| d . <i>Non-traded and blocked financial assets deposited at the VSDC</i>      | 022.4 |      | -                 | -                 |

**OFF STATEMENT OF FINANCIAL POSITION ITEMS (continued)**  
*As at 30 September 2026*

Units: VND

| ITEMS                                                                                           | Code  | Note | 30/09/2026      | 01/01/2026      |
|-------------------------------------------------------------------------------------------------|-------|------|-----------------|-----------------|
| 3 . Awaiting financial assets of investors                                                      | 023   |      | -               | -               |
| 4 . Financial assets correct trading errors of investors                                        | 024.a |      | -               | -               |
| 5 . Financial assets which are not deposited at the VSDC of investors                           | 024.b |      | -               | -               |
| 6 . Entitled financial assets of investors                                                      | 025   |      | -               | -               |
| 7 . Investors' deposits                                                                         | 026   |      | 480,427,680,411 | 926,331,638,917 |
| 7.1 . Investors' deposits for securities trading activities managed by the Company              | 027   |      | 480,427,680,411 | 926,331,638,917 |
| 7.2 . Investors' synthesizing deposits for securities trading activities                        | 028   |      | -               | -               |
| 7.3 . Investors' deposits for securities transaction clearing and settlement                    | 029   |      | -               | -               |
| a . Domestic investors' deposits for securities transaction clearing and settlement             | 029.1 |      | -               | -               |
| b . Foreign investors' deposits for securities transaction clearing and settlement              | 029.2 |      | -               | -               |
| 7.4 . Deposits of securities issuers                                                            | 030   |      | -               | -               |
| 8 . Payables to investors for deposits for securities trading activities managed by the Company | 031   |      | 480,427,680,411 | 926,331,638,917 |
| 8.1 . Payables to domestic investors for securities trading activities managed by the Company   | 031.1 |      | 467,200,851,322 | 910,835,986,097 |
| 8.2 . Payables to foreign investors for securities trading activities managed by the Company    | 031.2 |      | 13,226,829,089  | 15,495,652,820  |
| 9 . Payables to securities issuers                                                              | 032   |      | -               | -               |
| 10 . Receivable to investors on errors of the financial assets                                  | 033   |      | -               | -               |
| 11 . Payables to investors on errors of the financial assets                                    | 034   |      | -               | -               |
| 12 . Dividend, bond principal and interest payables                                             | 035   |      | -               | -               |

  
**TRAN THI MINH HIEN**  
Prepared by

  
**DINH THI LAN PHUONG**  
Chief Accountant

  
**LEE JUN HYUCK**  
General Director



19 October 2026

**INCOME STATEMENT**  
*From 01 January 2026 to 30 September 2026*

Units: VND

| ITEMS                                                                    | Code        | Note      | QIII / 2026            | QIII / 2025            | ACCUMULATED            |                        |
|--------------------------------------------------------------------------|-------------|-----------|------------------------|------------------------|------------------------|------------------------|
|                                                                          |             |           |                        |                        | THIS YEAR              | LAST YEAR              |
| <b>I . OPERATING INCOME</b>                                              |             |           |                        |                        |                        |                        |
| . Gain from financial assets at                                          |             |           |                        |                        |                        |                        |
| 1.1 fair value through profit or loss (FVTPL)                            | 01          | 15        | 10,237,210,341         | 9,534,824,910          | 25,026,668,097         | 24,110,326,050         |
| <i>a . Gain from disposal of financial assets at FVTPL</i>               | <i>01.1</i> |           | <i>3,244,023,689</i>   | <i>4,968,714,131</i>   | <i>10,906,027,379</i>  | <i>17,231,364,362</i>  |
| <i>b . Gain from revaluation of financial assets at FVTPL</i>            | <i>01.2</i> |           | <i>27,600</i>          | <i>6,933,497</i>       | <i>83,581,797</i>      | <i>10,309,497</i>      |
| <i>c . Dividend, interest income from financial assets at FVTPL</i>      | <i>01.3</i> |           | <i>6,993,159,052</i>   | <i>4,559,177,282</i>   | <i>13,091,049,137</i>  | <i>6,868,652,191</i>   |
| <i>d . Gain from revaluation of outstanding covered warrant payables</i> | <i>01.4</i> |           | -                      | -                      | <i>946,009,784</i>     | -                      |
| 1.2 . Gain from held-to-maturity (HTM) investments                       | 02          | 15        | 17,867,272,756         | 15,780,927,915         | 47,120,961,543         | 43,073,833,403         |
| 1.3 . Gain from loans and receivables                                    | 03          | 15        | 72,951,686,702         | 67,562,239,862         | 218,699,329,612        | 163,629,795,895        |
| 1.4 . Gain from available-for-sale (AFS) financial assets                | 04          |           | -                      | -                      | -                      | -                      |
| 1.5 . Gains from risk prevention derivatives tools                       | 05          |           | -                      | -                      | -                      | -                      |
| 1.6 . Revenue from brokerage services                                    | 06          |           | 5,439,505,411          | 17,565,611,185         | 24,889,574,185         | 35,835,419,089         |
| 1.7 . Revenue from underwriting and issuance agent services              | 07          |           | 17,000,000,000         | -                      | 17,000,000,000         | -                      |
| 1.8 . Revenue from securities investment advisory services               | 08          |           | -                      | -                      | -                      | -                      |
| 1.9 . Revenue from securities depository services                        | 09          |           | 853,999,450            | 1,439,619,803          | 2,710,985,459          | 3,758,407,253          |
| 1.10 . Revenue from advisory services                                    | 10          |           | -                      | -                      | -                      | -                      |
| 1.11 . Revenue from other activities                                     | 11          |           | 133,578,356            | 278,695,592            | 503,793,412            | 467,420,633            |
| <b>Total operating income (20=01--&gt;11)</b>                            | <b>20</b>   |           | <b>124,483,253,016</b> | <b>112,161,919,267</b> | <b>335,951,312,308</b> | <b>270,875,202,323</b> |
| <b>II . OPERATING EXPENSES</b>                                           |             |           |                        |                        |                        |                        |
| . Loss from financial assets at                                          |             |           |                        |                        |                        |                        |
| 2.1 fair value through profit or loss (FVTPL)                            | 21          |           | 2,285,973,338          | 5,079,156,620          | 10,220,845,957         | 10,355,803,256         |
| <i>a . Loss from disposal of financial assets at FVTPL</i>               | <i>21.1</i> | <i>19</i> | <i>2,228,303,888</i>   | <i>5,079,156,620</i>   | <i>8,925,723,294</i>   | <i>10,355,803,256</i>  |

**INCOME STATEMENT (continued)**  
From 01 January 2026 to 30 September 2026

Units: VND

| ITEMS                                                                                                                  | Code      | Note      | QIII / 2026           | QIII / 2025           | ACCUMULATED           |                       |
|------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                                                                                        |           |           |                       |                       | THIS YEAR             | LAST YEAR             |
| b . Loss from revaluation of financial assets at FVTPL                                                                 | 21.2      |           | 7,669,450             | -                     | 163,748,621           | -                     |
| c . Transaction costs of acquisition of financial assets at FVTPL                                                      | 21.3      |           | 50,000,000            | -                     | 71,000,000            | -                     |
| d . Loss from revaluation of outstanding covered warrant payables                                                      | 21.4      |           | -                     | -                     | 1,060,374,042         | -                     |
| 2.2 . Loss from held-to-maturity (HTM) investments                                                                     | 22        |           | -                     | -                     | -                     | -                     |
| 2.3 . Loss and record the difference in the fair-value of available-for-sale (AFS) financial assets when reclassified  | 23        |           | -                     | -                     | -                     | -                     |
| 2.4 . Provision expenses for diminution in value and impairment of financial assets, doubtful debt and borrowing costs | 24        |           | -                     | -                     | -                     | -                     |
| 2.5 . Loss from risk prevention derivatives tools                                                                      | 25        |           | -                     | -                     | -                     | -                     |
| 2.6 . Expenses for proprietary trading activities                                                                      | 26        |           | 1,002,755,025         | 912,009,357           | 2,986,773,598         | 1,732,062,476         |
| 2.7 . Expenses for brokerage services                                                                                  | 27        |           | 17,517,522,654        | 28,279,801,648        | 64,511,103,003        | 70,443,973,577        |
| 2.8 . Expenses for underwriting and issuance agent services                                                            | 28        |           | 15,300,000,000        | -                     | 15,300,000,000        | -                     |
| 2.9 . Expenses for securities investment advisory services                                                             | 29        |           | -                     | -                     | -                     | -                     |
| 2.10 . Expenses for securities depository services                                                                     | 30        |           | 792,861,423           | 1,374,427,381         | 2,555,728,251         | 3,424,656,087         |
| 2.11 . Expenses for financial advisory services                                                                        | 31        |           | 207,856,555           | 528,125,646           | 685,991,715           | 1,996,669,456         |
| 2.12 . Expenses for other activities                                                                                   | 32        |           | 4,245,368             | 2,714,938             | 7,999,545             | 6,936,409             |
| <b>Total operating expenses (40=21----&gt;32)</b>                                                                      | <b>40</b> |           | <b>37,111,214,363</b> | <b>36,176,235,590</b> | <b>96,268,442,069</b> | <b>87,960,101,261</b> |
| <b>III . FINANCIAL INCOME</b>                                                                                          |           | <b>16</b> |                       |                       |                       |                       |
| 3.1 . Realized and unrealized gain from changes in foreign exchanges rates                                             | 41        |           | -                     | -                     | -                     | -                     |
| 3.2 . Dividend and interest income from demand deposits                                                                | 42        |           | 380,313,838           | 1,240,200,877         | 1,572,438,035         | 2,711,871,424         |

**INCOME STATEMENT (continued)**  
*From 01 January 2026 to 30 September 2026*

Units: VND

| ITEMS                                                             | Code       | Note      | QIII / 2026           | QIII / 2025           | ACCUMULATED            |                       |
|-------------------------------------------------------------------|------------|-----------|-----------------------|-----------------------|------------------------|-----------------------|
|                                                                   |            |           |                       |                       | THIS YEAR              | LAST YEAR             |
| . Gain from disposal                                              |            |           |                       |                       |                        |                       |
| 3.3 investments in subsidiaries,<br>joint ventures and associates | 43         |           | -                     | -                     | -                      | -                     |
| . Other income for                                                |            |           |                       |                       |                        |                       |
| 3.4 investments                                                   | 44         |           | -                     | -                     | -                      | -                     |
| <b>Total financial income (50<br/>= 41--&gt;44)</b>               | <b>50</b>  |           | <b>380,313,838</b>    | <b>1,240,200,877</b>  | <b>1,572,438,035</b>   | <b>2,711,871,424</b>  |
| <b>IV . FINANCIAL EXPENSES</b>                                    |            |           |                       |                       |                        |                       |
| . Realized and unrealized loss                                    |            |           |                       |                       |                        |                       |
| 4.1 from changes in foreign<br>exchange rates                     | 51         |           | -                     | -                     | -                      | -                     |
| 4.2 . Borrowing costs                                             | 52         |           | 45,631,122,246        | 31,173,559,491        | 126,616,593,685        | 69,853,246,996        |
| . Loss from disposal                                              |            |           |                       |                       |                        |                       |
| 4.3 investments in subsidiaries,<br>joint ventures and associates | 53         |           | -                     | -                     | -                      | -                     |
| 4.4 . Provision for devaluation of<br>long-term investments       | 54         |           | -                     | -                     | -                      | -                     |
| 4.5 . Other financial expenses                                    | 55         |           | 700,072,149           | 879,577,852           | 2,419,458,354          | 3,432,092,601         |
| <b>Total financial expenses<br/>(60=51--&gt;55)</b>               | <b>60</b>  |           | <b>46,331,194,395</b> | <b>32,053,137,343</b> | <b>129,036,052,039</b> | <b>73,285,339,597</b> |
| <b>V . SELLING EXPENSES</b>                                       | <b>61</b>  |           | -                     | -                     | -                      | -                     |
| . GENERAL AND                                                     |            |           |                       |                       |                        |                       |
| <b>VI ADMINISTRATIVE<br/>EXPENSES</b>                             | <b>62</b>  | <b>17</b> | <b>20,105,404,741</b> | <b>15,744,550,637</b> | <b>63,480,459,436</b>  | <b>49,898,885,642</b> |
| <b>VII . OPERATING PROFIT<br/>(70=20+50-40-60-62)</b>             | <b>70</b>  |           | <b>21,315,753,355</b> | <b>29,428,196,574</b> | <b>48,738,796,799</b>  | <b>62,442,747,247</b> |
| <b>VIII . OTHER INCOME AND<br/>EXPENSES</b>                       |            |           |                       |                       |                        |                       |
| 8.1 . Other income                                                | 71         |           | 2,611,233             | 7,695                 | 2,770,513              | 213,146,734           |
| 8.2 . Other expenses                                              | 72         |           | -                     | -                     | -                      | -                     |
| <b>Total other operating<br/>profit (80=71-72)</b>                | <b>80</b>  |           | <b>2,611,233</b>      | <b>7,695</b>          | <b>2,770,513</b>       | <b>213,146,734</b>    |
| <b>IX . TOTAL PROFIT<br/>BEFORE TAX (90=70+80)</b>                | <b>90</b>  |           | <b>21,318,364,588</b> | <b>29,428,204,269</b> | <b>48,741,567,312</b>  | <b>62,655,893,981</b> |
| 9.1 . Realized profit                                             | 91         |           | 21,326,006,438        | 29,421,270,772        | 48,936,098,394         | 62,645,584,484        |
| 9.2 . Unrealized profit                                           | 92         |           | (7,641,850)           | 6,933,497             | (194,531,082)          | 10,309,497            |
| <b>X . CORPORATE INCOME<br/>TAX EXPENSES</b>                      | <b>100</b> |           | <b>4,263,657,598</b>  | <b>5,884,254,155</b>  | <b>9,748,152,442</b>   | <b>12,529,116,897</b> |

**INCOME STATEMENT (continued)**  
From 01 January 2026 to 30 September 2026

Units: VND

| ITEMS                                                                                 | Code       | Note | QIII / 2026           | QIII / 2025           | ACCUMULATED           |                       |
|---------------------------------------------------------------------------------------|------------|------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                                                       |            |      |                       |                       | THIS YEAR             | LAST YEAR             |
| 10.1 . Current corporate income tax expenses                                          | 100.1      |      | 4,265,185,968         | 5,884,254,155         | 9,787,058,659         | 12,529,116,897        |
| 10.2 . Deferred corporate income tax expenses                                         | 100.2      |      | (1,528,370)           | -                     | (38,906,217)          | -                     |
| <b>XI . PROFIT AFTER TAX (200=90 - 100)</b>                                           | <b>200</b> |      | <b>17,054,706,990</b> | <b>23,543,950,114</b> | <b>38,993,414,870</b> | <b>50,126,777,084</b> |
| <b>XII . OTHER PROFIT AFTER TAX</b>                                                   | <b>300</b> |      |                       |                       |                       |                       |
| 12.1 . Profit /(Loss) from revaluation of AFS                                         | 301        |      | 38,706,350            | -                     | 173,726,264           | -                     |
| 12.2 . Profit /(Loss) from exchange fluctuation of oversea operation                  | 302        |      | -                     | -                     | -                     | -                     |
| 12.3 . Profit /(Loss) from revaluation of fixed assets according to fair value method | 303        |      | -                     | -                     | -                     | -                     |
| 12.4 . Other profit/(Loss)                                                            | 304        |      | -                     | -                     | -                     | -                     |
| <b>Total profit/ (Loss)</b>                                                           | <b>400</b> |      | <b>38,706,350</b>     | <b>-</b>              | <b>173,726,264</b>    | <b>-</b>              |
| <b>XIII . NET INCOME OF COMMON SHARES</b>                                             | <b>500</b> |      |                       |                       |                       |                       |
| 13.1 . Basic earnings per share (VND/1 share)                                         | 501        | 18   | 169                   | 233                   | 387                   | 497                   |
| 13.2 . Collective earnings per share (VND/1 share)                                    | 502        |      | -                     | -                     | -                     | -                     |



**TRAN THI MINH HIEN**  
Prepared by

19 October 2026



**DINH THI LAN PHUONG**  
Chief Accountant



**LEE JUN HYUCK**  
General Director

**STATEMENT OF CASH FLOWS**  
(Indirect method)  
From 01 January 2026 to 30 September 2026

Units: VND

| ITEMS                                                                                         | Code      | Note | From the beginning of the year to the end of the Quarter - This year | From the beginning of the year to the end of the Quarter - Last year |
|-----------------------------------------------------------------------------------------------|-----------|------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>I . Cash flow from operating activities</b>                                                |           |      |                                                                      |                                                                      |
| <b>1 . Profit before tax</b>                                                                  | <b>01</b> |      | <b>48,741,567,312</b>                                                | <b>62,655,893,981</b>                                                |
| <b>2 . Adjustments for</b>                                                                    | <b>02</b> |      | <b>(55,938,959,738)</b>                                              | <b>(53,152,395,180)</b>                                              |
| - Depreciation and amortisation                                                               | 03        |      | 12,084,157,083                                                       | 11,178,856,830                                                       |
| - Provisions                                                                                  | 04        |      | -                                                                    | -                                                                    |
| - Gains/losses from unrealized foreign exchange                                               | 05        |      | -                                                                    | -                                                                    |
| - Interest expenses                                                                           | 06        |      | 126,616,593,685                                                      | 69,853,246,996                                                       |
| - ( - Gains) or ( + losses) from investing activities                                         | 07        |      | 847,020,319                                                          | 720,221,177                                                          |
| - Accrued interests                                                                           | 08        |      | (195,486,730,825)                                                    | (134,904,720,183)                                                    |
| - Other adjustments                                                                           | 09        |      | -                                                                    | -                                                                    |
| <b>3 . Increase in non - monetary expenses</b>                                                | <b>10</b> |      | <b>1,224,122,663</b>                                                 | <b>-</b>                                                             |
| - Loss from revaluation of financial assets at FVTPL and outstanding covered warrant payables | 11        |      | 1,224,122,663                                                        | -                                                                    |
| - Loss from held-to-maturity (HTM) investments                                                | 12        |      | -                                                                    | -                                                                    |
| - Loss from lending                                                                           | 13        |      | -                                                                    | -                                                                    |
| - Loss in the fair-value of available-for-sale (AFS) financial assets when reclassified       | 14        |      | -                                                                    | -                                                                    |
| - Devaluation of fixed assets, real estate investments                                        | 15        |      | -                                                                    | -                                                                    |
| - Provisions for long-term investments                                                        | 16        |      | -                                                                    | -                                                                    |
| - Other losses                                                                                | 17        |      | -                                                                    | -                                                                    |
| <b>4 . Decrease in non - monetary income</b>                                                  | <b>18</b> |      | <b>(1,029,591,581)</b>                                               | <b>(10,309,497)</b>                                                  |
| - Gain from revaluation of financial assets at FVTPL and outstanding covered warrant payables | 19        |      | (1,029,591,581)                                                      | (10,309,497)                                                         |
| - Gain in the fair - value of available-for-sale (AFS) financial assets when reclassified     | 20        |      | -                                                                    | -                                                                    |
| - Other income                                                                                | 21        |      | -                                                                    | -                                                                    |
| <b>5 . Operating profit before changes in working capital</b>                                 | <b>30</b> |      | <b>513,883,468,502</b>                                               | <b>(1,120,667,441,998)</b>                                           |
| - Increase (decrease) in FPTVL                                                                | 31        |      | 189,365,668,547                                                      | 35,847,912,852                                                       |
| - Increase (decrease) in held-to-maturity (HTM) investments                                   | 32        |      | 58,646,602,739                                                       | (159,554,246,575)                                                    |
| - Increase (decrease) in leading                                                              | 33        |      | 320,515,910,696                                                      | (970,898,479,487)                                                    |
| - Increase (decrease) in AFS                                                                  | 34        |      | -                                                                    | -                                                                    |
| - ( - ) Increase ( + ) decrease in receivables from disposal of financial assets              | 35        |      | 1,418,231,974                                                        | (59,996,039,378)                                                     |

**STATEMENT OF CASH FLOWS (continued)**

(Indirect method)

From 01 January 2026 to 30 September 2026

Units: VND

| ITEMS                                                                                             | Code      | Note | From the beginning of<br>the year to the end of<br>the Quarter - This year | From the beginning of<br>the year to the end of<br>the Quarter - Last year |
|---------------------------------------------------------------------------------------------------|-----------|------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| - ( - ) Increase ( + ) decrease in receivables, and accruals<br>from dividend and interest income | 36        |      | 181,005,450,253                                                            | 119,215,369,210                                                            |
| - ( - ) Increase ( + ) decrease in receivables from services<br>provided by securities company    | 37        |      | 104,143,420                                                                | (105,190,965)                                                              |
| - ( - ) Increase ( + ) decrease in receivables from trading<br>errors of financial assets         | 38        |      | -                                                                          | -                                                                          |
| - ( - ) Increase ( + ) decrease in other receivables                                              | 39        |      | 3,659,136,250                                                              | (228,488,074)                                                              |
| - Increase (decrease) in other assets                                                             | 40        |      | (1,803,010,967)                                                            | (1,792,821,379)                                                            |
| - Increase (decrease) in accrued expenses (excluding interest<br>expenses)                        | 41        |      | (2,764,181,235)                                                            | (2,887,439,120)                                                            |
| - Increase (decrease) in prepaid expenses                                                         | 42        |      | 940,124,655                                                                | 164,335,016                                                                |
| - Corporate income tax paid                                                                       | 43        |      | (8,704,557,387)                                                            | (13,538,160,493)                                                           |
| - Interest paid                                                                                   | 44        |      | (128,621,518,341)                                                          | (68,464,276,866)                                                           |
| - Increase (decrease) in trade payables                                                           | 45        |      | (93,592,681,786)                                                           | (29,468,851)                                                               |
| - Increase (decrease) in employee benefits                                                        | 46        |      | -                                                                          | -                                                                          |
| - Increase (decrease) in tax and other payables to the State<br>(excluding Corporate income tax)  | 47        |      | (3,209,348,381)                                                            | (570,269,236)                                                              |
| - Increase (decrease) in payables to employees                                                    | 48        |      | (214,497,067)                                                              | 593,871,498                                                                |
| - Increase (decrease) in payables from trading errors of<br>financial assets                      | 49        |      | -                                                                          | -                                                                          |
| - Increase (decrease) in other payables                                                           | 50        |      | (2,805,992,118)                                                            | 1,544,537,350                                                              |
| - Other receipts from operating activities                                                        | 51        |      | 38,387,250                                                                 | 51,412,500                                                                 |
| - Other expenses for operating activities                                                         | 52        |      | (94,400,000)                                                               | (20,000,000)                                                               |
| <b>Net cash flows from operating activities</b>                                                   | <b>60</b> |      | <b>506,880,607,158</b>                                                     | <b>(1,111,174,252,694)</b>                                                 |
| <b>II .Cash flows from investing activities</b>                                                   |           |      | -                                                                          | -                                                                          |
| 1 . Purchase or construction of fixed assets, investment<br>properties and other assets           | 61        |      | (84,743,280)                                                               | (13,123,476,480)                                                           |
| 2 . Cash inflows from joint venture, affiliate and other<br>investments                           | 62        |      | -                                                                          | -                                                                          |
| 3 . Loans to other entities and purchase of debt instruments of<br>other entities                 | 63        |      | -                                                                          | -                                                                          |
| 4 . Proceeds from joint venture, affiliate and other investments                                  | 64        |      | -                                                                          | -                                                                          |
| 5 . Interest and dividend from long term investments received                                     | 65        |      | 1,572,438,035                                                              | 2,711,871,424                                                              |
| <b>Net cash flows from investing activities</b>                                                   | <b>70</b> |      | <b>1,487,694,755</b>                                                       | <b>(10,411,605,056)</b>                                                    |
| <b>III .Cash flows from financing activities</b>                                                  |           |      | -                                                                          | -                                                                          |
| 1 . Receipts from shares issuing and capital contribution from<br>equity owners                   | 71        |      | -                                                                          | -                                                                          |
| 2 . Fund returned to equity owners, issued shares redemption                                      | 72        |      | -                                                                          | -                                                                          |

**STATEMENT OF CASH FLOWS (continued)**

(Indirect method)

From 01 January 2026 to 30 September 2026

Units: VND

| ITEMS                                                           | Code       | Note | From the beginning of<br>the year to the end of<br>the Quarter - This year | From the beginning of<br>the year to the end of<br>the Quarter - Last year |
|-----------------------------------------------------------------|------------|------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 3 . Proceeds from borrowings                                    | 73         |      | 10,840,307,000,000                                                         | 14,075,750,138,465                                                         |
| 3.1 . Brrowing from Settlement Assistance Fund                  | 73.1       |      | -                                                                          | -                                                                          |
| 3.2 . Other borrowings                                          | 73.2       |      | 10,840,307,000,000                                                         | 14,075,750,138,465                                                         |
| 4 . Repayment of borrowings                                     | 74         |      | (11,533,334,000,000)                                                       | (12,942,350,138,465)                                                       |
| 4.1 . Payment of loan principals for Settlement Assistance Fund | 74.1       |      | -                                                                          | -                                                                          |
| 4.2 . Payment of loan principals of financial assets            | 74.2       |      | -                                                                          | -                                                                          |
| 4.3 . Payment of other loan principals                          | 74.3       |      | (11,533,334,000,000)                                                       | (12,942,350,138,465)                                                       |
| 5 . Payment of financial lease principals                       | 75         |      | -                                                                          | -                                                                          |
| 6 . Dividends, profit paid to equity owners                     | 76         |      | -                                                                          | -                                                                          |
| <i>Net cash flows from financing activities</i>                 | <b>80</b>  |      | <b>(693,027,000,000)</b>                                                   | <b>1,133,400,000,000</b>                                                   |
| <b>IV . Net Increase (decrease) in cash during the period</b>   | <b>90</b>  |      | <b>(184,658,698,087)</b>                                                   | <b>11,814,142,250</b>                                                      |
| <b>V . Cash and cash equivalents at beginning of the year</b>   | <b>101</b> |      | <b>251,057,174,841</b>                                                     | <b>228,336,513,233</b>                                                     |
| - Cash                                                          | 101.1      |      | 251,057,174,841                                                            | 228,336,513,233                                                            |
| - Cash equivalents                                              | 101.2      |      | -                                                                          | -                                                                          |
| - Impact of foreign exchange fluctuation                        | 102        |      | -                                                                          | -                                                                          |
| <b>VI . Cash and cash equivalents at end of the period</b>      | <b>103</b> |      | <b>66,398,476,754</b>                                                      | <b>240,150,655,483</b>                                                     |
| - Cash                                                          | 103.1      |      | 52,398,476,754                                                             | 240,150,655,483                                                            |
| - Cash equivalents                                              | 103.2      |      | 14,000,000,000                                                             | -                                                                          |
| - Impact of foreign exchange fluctuation                        | 104        |      | -                                                                          | -                                                                          |

**CASH FLOWS OF BROKERAGE AND TRUSTING ACTIVITIES**

| ITEMS                                                                    | Code | Note | From the beginning of<br>the year to the end of<br>the Quarter - This year | From the beginning of<br>the year to the end of<br>the Quarter - Last year |
|--------------------------------------------------------------------------|------|------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>I Cash flows from brokerage and trust activities of the investors</b> |      |      |                                                                            |                                                                            |
| 1 . Cash receipts from selling securities to investors                   | 01   |      | 38,775,388,103,881                                                         | 54,289,220,876,475                                                         |
| 2 . Cash payments for acquisition of securities for investors            | 02   |      | (37,682,161,203,594)                                                       | (54,297,639,649,981)                                                       |
| 3 . Cash receipts from selling entrusted securities to investors         | 03   |      | -                                                                          | -                                                                          |
| 4 . Cash payments for acquisition of entrusted securities for investors  | 04   |      | -                                                                          | -                                                                          |
| 5 . Cash receipts from Settlement Assistance Fund                        | 05   |      | -                                                                          | -                                                                          |
| 6 . Cash payments for Settlement Assistance Fund                         | 06   |      | -                                                                          | -                                                                          |
| 7 . Cash receipts for settlement of securities transaction of investors  | 07   |      | 50,477,974,844,205                                                         | 72,554,963,037,242                                                         |
| 8 . Cash payments for settlement of securities transaction of investors  | 08   |      | (52,017,105,702,998)                                                       | (71,918,305,551,321)                                                       |

**STATEMENT OF CASH FLOWS (continued)**  
(Indirect method)  
From 01 January 2026 to 30 September 2026

Units: VND

| ITEMS                                                                          | Code      | Note | From the beginning of<br>the year to the end of<br>the Quarter - This year | From the beginning of<br>the year to the end of<br>the Quarter - Last year |
|--------------------------------------------------------------------------------|-----------|------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 9 . Cash receipts from entrusted securities to investors                       | 09        |      | -                                                                          | -                                                                          |
| 10 . Cash payments for entrusted securities to investors                       | 10        |      | -                                                                          | -                                                                          |
| 11 . Cash payments for depository fees to investors                            | 11        |      | -                                                                          | -                                                                          |
| 12 . Cash receipts from trading errors                                         | 12        |      | -                                                                          | -                                                                          |
| 13 . Cash payments for trading errors                                          | 13        |      | -                                                                          | -                                                                          |
| 14 . Cash receipt from securities issuers                                      | 14        |      | 302,693,976,720                                                            | 237,425,322,201                                                            |
| 15 . Cash payments to securities issuers                                       | 15        |      | (302,693,976,720)                                                          | (237,425,322,201)                                                          |
| <i>Net increase/decrease in cash during the period</i>                         | <i>20</i> |      | <i>(445,903,958,506)</i>                                                   | <i>628,238,712,415</i>                                                     |
| <b>II . Cash and cash equivalents of investors at the beginning of year</b>    | <b>30</b> |      | <b>926,331,638,917</b>                                                     | <b>653,736,416,237</b>                                                     |
| Cash at banks:                                                                 | 31        |      | 926,331,638,917                                                            | 653,736,416,237                                                            |
| - Investors' deposits managed by the Company for securities trading activities | 32        |      | 926,331,638,917                                                            | 653,736,416,237                                                            |
| <i>In which: term deposits</i>                                                 |           |      | -                                                                          | -                                                                          |
| - Investors' synthesizing deposits for securities trading activities           | 33        |      | -                                                                          | -                                                                          |
| - Investors' deposits for securities transaction clearing and settlement       | 34        |      | -                                                                          | -                                                                          |
| - Deposits of securities issuers                                               | 35        |      | -                                                                          | -                                                                          |
| <i>In which: term deposits</i>                                                 |           |      | -                                                                          | -                                                                          |
| Cash equivalent                                                                | 36        |      | -                                                                          | -                                                                          |
| Impact of exchange rate fluctuations                                           | 37        |      | -                                                                          | -                                                                          |
| <b>III . Cash and cash equivalents of investors at the end of period</b>       | <b>40</b> |      | <b>480,427,680,411</b>                                                     | <b>1,281,975,128,652</b>                                                   |
| Cash at banks:                                                                 | 41        |      | 480,427,680,411                                                            | 1,281,975,128,652                                                          |
| - Investors' deposits managed by the Company for securities trading activities | 42        |      | 480,427,680,411                                                            | 1,281,975,128,652                                                          |
| <i>In which: term deposits</i>                                                 |           |      | -                                                                          | -                                                                          |
| - Investors' synthesizing deposits for securities trading activities           | 43        |      | -                                                                          | -                                                                          |
| - Investors' deposits for securities transaction clearing and settlement       | 44        |      | -                                                                          | -                                                                          |
| - Deposits of securities issuers                                               | 45        |      | -                                                                          | -                                                                          |
| <i>In which: term deposits</i>                                                 |           |      | -                                                                          | -                                                                          |
| Cash equivalent                                                                | 46        |      | -                                                                          | -                                                                          |
| Impact of exchange rate fluctuations                                           | 47        |      | -                                                                          | -                                                                          |

  
**TRAN THI MINH HIEN**  
Prepared by

  
**DINH THI LAN PHUONG**  
Chief Accountant



  
**LEE JUN HYUCK**  
General Director

19 October 2026

# STATEMENT OF CHANGES IN OWNERS' EQUITY

From 01 January 2026 to 30 September 2026

Units: VND

| ITEMS                                                               | Note | Beginning balance        |                          | Increase/Decrease                                                    |                                                                      | Ending balance        |                     |
|---------------------------------------------------------------------|------|--------------------------|--------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------|---------------------|
|                                                                     |      |                          |                          | From the beginning of the year to the end of the Quarter - Last year | From the beginning of the year to the end of the Quarter - This year |                       |                     |
|                                                                     |      | Last year                | This year                | Increase                                                             | Decrease                                                             | Increase              | Decrease            |
| <b>I . Changes in owners' equity</b>                                |      |                          |                          |                                                                      |                                                                      |                       |                     |
| 1 . Contributed legal capital                                       |      | 1,480,000,000,000        | 1,480,000,000,000        | 38,800,000,000                                                       | 38,800,000,000                                                       | -                     | -                   |
| 1.1 . Ordinary shares with voting rights                            |      | 970,000,000,000          | 1,008,800,000,000        | 38,800,000,000                                                       | -                                                                    | -                     | -                   |
| 1.2 . Preference shares                                             |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 1.3 . Share Premium                                                 |      | 510,000,000,000          | 471,200,000,000          | -                                                                    | 38,800,000,000                                                       | -                     | -                   |
| 1.4 . Conversion options on convertible bonds                       |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 1.5 . Other equity's resources                                      |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 2 . Treasury shares                                                 |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 3 . Charter capital supplementary reserve fund                      |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 4 . Operational risk and financial reserve fund                     |      | 1,321,976,000            | 1,321,976,000            | -                                                                    | -                                                                    | -                     | -                   |
| 5 . Asset revaluation differences                                   |      | -                        | 102,097,388              | -                                                                    | -                                                                    | 173,726,264           | -                   |
| 6 . Foreign exchange differences                                    |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 7 . Other funds belonging to owners' equity                         |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 8 . Retained profit                                                 |      | 69,888,437,791           | 132,886,674,598          | 50,126,777,084                                                       | -                                                                    | 38,954,508,653        | (38,906,217)        |
| 8.1 . Realized profit                                               |      | 69,886,152,386           | 132,736,042,994          | 50,116,467,587                                                       | -                                                                    | 39,149,039,735        | -                   |
| 8.2 . Unrealized profit                                             |      | 2,285,405                | 150,631,604              | 10,309,497                                                           | -                                                                    | (194,531,082)         | (38,906,217)        |
| <b>TOTAL</b>                                                        |      | <b>1,551,210,413,791</b> | <b>1,614,310,747,986</b> | <b>88,926,777,084</b>                                                | <b>38,800,000,000</b>                                                | <b>39,128,234,917</b> | <b>(38,906,217)</b> |
| <b>II . Other comprehensive income</b>                              |      |                          |                          |                                                                      |                                                                      |                       |                     |
| 1 . Gain/Loss from revaluation of financial assets at AFS           |      | -                        | 102,097,388              | -                                                                    | -                                                                    | 156,854,947           | -                   |
| 2 . Gain/Loss from revaluation of assets base on fair value model   |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 3 . Gain/Loss from foreign exchange differences of operating abroad |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| 4 . Other comprehensive income                                      |      | -                        | -                        | -                                                                    | -                                                                    | -                     | -                   |
| <b>TOTAL</b>                                                        |      | <b>-</b>                 | <b>102,097,388</b>       | <b>-</b>                                                             | <b>-</b>                                                             | <b>156,854,947</b>    | <b>-</b>            |

TRAN THI MINH HIEN  
Prepared by  
19 October 2026

DINH THI LAN PHUONG  
Chief Accountant



LÊ JUN HYUCK  
General Director

**1. CORPORATE INFORMATION**

Pinetree Securities Corporation (“the Company”), transformed from Mekong Securities Corporation, is a joint stock company established under Vietnam’s Law on Enterprises, Securities Trading License No.10/GPHDKD issued by the State Securities Commission dated 18 February 2003, and the amendments issued by State Securities Commission (SSC). The company was granted the Certificate of Business Registration by Hanoi Department of Planning and Investment of City with enterprise code 0101294902, first registered on February 18, 2003 and amended for the fourth time on March 21, 2025. The company was granted the Certificate of Depository Member No.10/GCNTVLK issued by VSD for the first time on May 1 2006 and amended for the second time on 22 May 2006. The Company was granted the Depository Member Certificate No. 10/GCNTVLK by the Vietnam Securities Depository for the first time on 1 May 2006 and its amendments.

The Company’s head office is located at Floor 20<sup>th</sup>, ROX Tower Building, 54A Nguyen Chi Thanh street, Lang ward, Hanoi.

Total charter capital of the Company was VND 1,008,800,000,000 As at 30 September 2026: VND 1,008,800,000,000 equivalent to 100,880,000 shares, VND10,000 per share.

The total number of employees of the Company As at 30 September 2026 was 107 persons.

**Operations of the Company**

Principal activities during the period including brokerage services; financial and investment advisory services; securities depository services, proprietary trading, underwriting, derivative.

**Business production cycle**

Annual business production cycle of the Company is not more than 12 months.

**Investment restrictions**

The Company complies with Article 44 of Circular No. 210/2012/TT-BTC dated 30 November 2012 providing guidance on establishment and operation of securities companies, Circular No. 07/2016/TT-BTC dated 18 January 2016 issued by Ministry of Finance.

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;

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

**1. CORPORATE INFORMATION (continued)**

**Operations of the Company (continued)**

*Investment restrictions (continued)*

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;

A securities company must not by itself, or authorize another organizations or individuals to:

- a) 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;
- b) Make joint investments with a related party in five percent (5%) or more of the charter capital of another securities company;
- c) Invest more than twenty percent (20%) in the total circulating shares or fund certificates of a listed entity;
- d) 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;
- d) Invest or contribute capital in more than ten percent (10%) of the total contributed capital of a limited liability company or a business project;
- e) Invest or contribute capital more than fifteen percent (15%) of its owners' equity in an entity or a business project;
- g) 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.

Where the securities company invests in excess of the limit due to the implementation of underwriting in the form of firm commitment, due to consolidation, merger or due to fluctuation of assets or equity of securities company or capital contributors, securities companies must apply necessary measures to comply with the prescribed maximum investment limit for a period of one (01) year.

**Disclosure on Comparability of Financial Statements:**

The company has applied the Fair value Regulations since 1 January 2017.

**2. BASIS OF PREPARATION**

*Applied accounting standards and systems*

The interim financial statements of the Company are prepared in accordance with accounting guidance applicable to securities companies as set out in Circular No. 210/2014/TT-BTC dated 30 December 2014 ("Circular 210"), Circular No. 334/2016/TT-BTC dated 27 December 2016. Circular 210 and Circular 334 provide regulations relating to accounting documents, the system of accounting accounts as well as the method of preparing and presenting financial statements of securities companies. These circulars are effective for fiscal years beginning on or after January 1, 2016.

The accompanying financial statements are not intended to reflect the financial position, operating results, cash flows and equity movements in accordance with generally accepted accounting principles and practices in other countries outside Vietnam.

*Statement of compliance with accounting standards and regimes*

The Company's financial statements are presented in VND ("VND") in accordance with Vietnamese accounting standards and regulations applicable to securities companies as prescribed in Circular 210/2014/TT-BTC dated December 30, 2014, Circular No. 334/2016/TT-BTC dated December 27, 2016 of the Ministry of Finance and legal regulations relating to the preparation and presentation of financial statements.

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

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*Fiscal period*

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The main accounting policies applied by the Company in preparing financial statements as follows:

**Basis of assumptions and use of estimates**

The preparation of the interim financial statements requires Management of the Company make estimates and assumptions that affect the reported amount of assets and liabilities and 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.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks, 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.

Bank deposits include Company payment deposits.

Deposits for clearing and settlement of securities trading is the amount that securities company's willingness to participate in clearing securities transactions.

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

Financial assets at fair value through profit or loss include financial assets held for trading purposes, or identified financial assets that would be more reasonably disclosed if classified as FVTPL.

FVTPL financial assets are initially recognized at cost and revalued as market fluctuation or fair value on the Financial Statements of the Company. The arising revaluation differences will be recognized as revenue or expenses from FVTPL financial assets on the Income Statement.

**Loans**

Loans are non-derivative financial assets with fixed or identifiable payments, in accordance with current law applicable to securities companies. Loans are initially recorded at cost. Loans are recognized at amortized cost using the real interest rate method after initial recognition.

**Available for sale ("AFS")**

Available-for-sale financial assets are non-derivative financial assets identified as available for sale; or is not classified as loans and receivables, held-to-maturity investments, financial assets at fair value through profit or loss.

AFS financial assets are initially recognized at purchase cost plus transaction costs incurred directly from the purchase of these financial assets. After initial recognition, AFS financial assets are recognized at fair values on the Company's financial statements. Where a financial asset is an equity instrument with no listed price on the market or investments for which fair value cannot be determined reliably, it shall be recorded at cost.

The revaluation difference arising in the year is recognized in the item "Gain / (loss) from revaluation of financial assets available for sale" under "Other comprehensive income (loss) after corporate income tax" on Income Statement.

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

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**Principles of re-evaluation of financial assets**

The fair value of securities is determined on the following bases:

For securities listed on Hanoi Stock Exchange and Ho Chi Minh City Stock Exchange, market prices are closing prices on the last trading date preceding the revaluation date;

For securities non-listed on the stock market but registered for trading on 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. According to regulations on the level of deductions for other investments;

For listed securities which are canceled or suspended from trading or suspended from trading from the sixth trading day onwards, the actual securities price is the book value at the date of the latest statement of financial position;

For non-listed securities and securities non-registered for trading on UPCoM, actual market prices are average of actual trading prices quoted by three (03) securities companies conducting transactions at the last trading date before the revaluation date.

The fair value of securities without reference prices from the above sources is determined by the original cost plus accrued interest (if any) or by the Company's internal valuation method.

For the purpose of determining corporate taxable income, the tax basis of the Company's financial assets is determined by the original cost minus the value of the provision for impairment. Accordingly, the market value of securities for the purpose of provisioning is determined in accordance with the provisions of Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on August 8, 2019 ("Circular 48") and Circular No. 24/2022/TT-BTC ("Circular 24") dated April 7, 2022 amending and supplementing a number of articles of Circular No. 48.

**Receivables**

Receivable means the amount recoverable from customers or other entities. Receivables include receivables from securities trading, fees for providing brokerage services, advising to investors, accrued interest on financial services, and other service receivables. .

Provisions for doubtful debts are set up in accordance with Circular No. 48/2019/TT-BTC issued by the Ministry of Finance dated August 8, 2019 guiding on the appropriation and use of provisions for devaluation of inventory, loss of financial investments, doubtful debts and warranty for products, goods and construction works at the enterprise.

**Revenue recognition**

*Revenue from brokerage services*

Revenue from securities brokerage activities is recognized in the income statement upon actual collection.

*Revenue from proprietary trading*

Revenue from proprietary trading includes profits from sale of proprietary securities of securities companies (recognized based on the result of clearing and settlement from VSD) and dividend income is recognized in the statement of income on an accrual basis.

*Revenue from underwriting activities, securities issuance agency*

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

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Income from underwriting and securities issuance agency is recognized in the income statement upon completion of the notification of securities issuance result.

*Revenue from advisory services*

Income from advisory services is recognized in the income statement when the service has been provided, the income is determined certainty, the costs incurred for the transaction and the costs to be reimbursed. into the transaction of providing that service.

*Revenue from securities depository services*

Revenue from securities depository services is recognized in the income statement upon actual collection.

*Other incomes*

Other revenue includes interest income on bank deposits and other income. Other revenue is recognized in the income statement on an accrual basis.

**Operating expense**

Operating expenses include losses and transaction costs of purchasing financial assets, proprietary trading and costs of providing services.

Losses and transaction costs of buying financial assets reflect losses from the sale of FVTPL, transaction costs of purchasing FVTPL, costs of setting up provisions for devaluation of financial assets, dealing with loss of doubtful debts and losses relating to financial assets in the securities company's portfolio, including financial assets at fair value through profit or loss (FVTPL), loans and receivables, available-for-sale financial assets (AFS), and proprietary operating expenses.

The cost of providing services reflects the costs of providing direct services of the securities company, including expenses for proprietary trading, securities brokerage costs, expenses for underwriting activities, securities issuance agency, advisory services and other operating expenses.

**General and Administrative expense**

General and administrative expenses reflect the general management costs of the Company, including salary costs and deductions from the salary of the staff of the management department, costs of office materials, tools, depreciation and amortization of fixed assets, services purchased from outside and other monetary costs used for management activities.

**Tax**

Corporate income tax represents the total value of the current tax payable and the deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable income is different from pre-tax profit shown in the income statement because taxable income does not include taxable income or expenses or is deductible for other years (including losses carry over, if any) and in addition do not include non-taxable or non-deductible items.

Deferred income tax is calculated on the differences between the carrying amount and the tax base of the assets or liabilities in the financial statements and is recognized using the main. Deferred income tax liabilities are recognized for all temporary differences while a deferred tax asset is recognized only when there is sure enough taxable profit in the future to deduct the difference of temporary deviation.

Deferred income tax is determined at the tax rate expected to apply in the year the asset is recovered or the liability is paid. Deferred income tax is recognized in the income statement and only to equity when the tax relates to items that are directly credited to equity.

Deferred tax assets and the liability of deferred income tax are offset when the Company has the legal right to offset the current tax asset against the current tax liabilities and when deferred tax assets

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

and deferred income tax liabilities related to corporate income tax are administered by the same taxation authority and the Company intends to pay current income tax on a net basis.

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

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4. TRADING VOLUME AND TRADING VALUE IN THE PERIOD

|                                  | Trading volume<br>From the beginning of the year to<br>the end of the Quarter - This year | Trading value<br>From the beginning of the year to<br>the end of the Quarter - This year |
|----------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|                                  |                                                                                           | VND                                                                                      |
| <b>a) For securities company</b> |                                                                                           |                                                                                          |
| - Shares                         | 2,280,445                                                                                 | 118,371,827,300                                                                          |
| - Bonds                          | 105,504,039                                                                               | 12,649,517,165,303                                                                       |
| - Other securities               | 14,566,024                                                                                | 1,012,514,786,733                                                                        |
| <b>Total</b>                     | <b>122,350,508</b>                                                                        | <b>13,780,403,779,336</b>                                                                |
| <b>b) For investors</b>          |                                                                                           |                                                                                          |
| - Shares                         | 3,102,450,049                                                                             | 75,391,754,454,060                                                                       |
| - Bonds                          | 2,780,309                                                                                 | 287,213,654,968                                                                          |
| - Other securities               | 419,919,358                                                                               | 27,029,424,043,860                                                                       |
| <b>Total</b>                     | <b>3,525,149,716</b>                                                                      | <b>102,708,392,152,888</b>                                                               |
| <b>Total</b>                     | <b>3,647,500,224</b>                                                                      | <b>116,488,795,932,224</b>                                                               |

5. CASH AND CASH EQUIVALENTS

|                                                  | 30/09/2026            | 01/01/2026             |
|--------------------------------------------------|-----------------------|------------------------|
|                                                  | VND                   | VND                    |
| Cash on hand                                     | -                     | -                      |
| Cash at bank for the operations of the company   | 52,398,476,754        | 251,057,174,841        |
| Cash in transit                                  | -                     | -                      |
| Deposit on selling securities under underwriting | -                     | -                      |
| Deposit for clearing and settlement              | -                     | -                      |
| Deposit                                          | -                     | -                      |
| Deposit with terms less than 3 months            | 14,000,000,000.00     | -                      |
| <b>Total</b>                                     | <b>66,398,476,754</b> | <b>251,057,174,841</b> |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

**6. FINANCIAL ASSETS**

**FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL)**

|                               | 30/09/2026             |                        | 01/01/2026             |                        |
|-------------------------------|------------------------|------------------------|------------------------|------------------------|
|                               | Cost                   | Revaluation Value      | Cost                   | Revaluation Value      |
|                               | VND                    | VND                    | VND                    | VND                    |
| <b>Shares</b>                 | <b>116,227,427</b>     | <b>109,985,850</b>     | <b>10,078,382,003</b>  | <b>10,152,307,250</b>  |
| - Listed shares               | 105,246,732            | 109,985,850            | 10,067,401,308         | 10,152,307,250         |
| - Upcom shares                | -                      | -                      | 10,980,695             | -                      |
| - Other shares                | 10,980,695             | -                      | -                      | -                      |
| <b>Bonds</b>                  | <b>241,697,902,197</b> | <b>241,697,902,197</b> | <b>471,475,588,918</b> | <b>471,475,588,918</b> |
| - Listed Bonds                | 189,178,681,697        | 189,178,681,697        | 252,992,050,922        | 252,992,050,922        |
| - Other Bonds                 | 52,519,220,500         | 52,519,220,500         | 218,483,537,996        | 218,483,537,996        |
| <b>Certificate of Deposit</b> | <b>50,374,172,750</b>  | <b>50,374,172,750</b>  | <b>-</b>               | <b>-</b>               |
| <b>Total</b>                  | <b>292,188,302,374</b> | <b>292,182,060,797</b> | <b>481,553,970,921</b> | <b>481,627,896,168</b> |

**AVAILABLE FOR SALE (AFS)**

|                                                 | 30/09/2026            |                       | 01/01/2026            |                       |
|-------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                 | Cost                  | Revaluation Value     | Cost                  | Revaluation Value     |
|                                                 | VND                   | VND                   | VND                   | VND                   |
| Other Available for sale financial assets (AFS) | 10,000,000,000        | 10,344,779,564        | 10,000,000,000        | 10,127,621,735        |
| <b>Total</b>                                    | <b>10,000,000,000</b> | <b>10,344,779,564</b> | <b>10,000,000,000</b> | <b>10,127,621,735</b> |

**HELD TO MATURITY INVESTMENT (HTM)**

|                                       | 30/09/2026             |                        | 01/01/2026             |                        |
|---------------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                       | Cost                   | Fair Value             | Cost                   | Fair Value             |
|                                       | VND                    | VND                    | VND                    | VND                    |
| Deposit with terms less than 3 months | 14,000,000,000         | 14,000,000,000         | -                      | -                      |
| Deposit with terms from 3 months up   | 240,907,643,836        | 240,907,643,836        | 484,554,246,575        | 484,554,246,575        |
| Others                                | 685,000,000,000        | 685,000,000,000        | 500,000,000,000        | 500,000,000,000        |
| <b>Total</b>                          | <b>939,907,643,836</b> | <b>939,907,643,836</b> | <b>984,554,246,575</b> | <b>984,554,246,575</b> |

**LOANS**

|                 | 30/09/2026               |                          | 01/01/2026               |                          |
|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                 | Cost                     | Fair Value               | Cost                     | Fair Value               |
|                 | VND                      | VND                      | VND                      | VND                      |
| Margin lending  | 2,495,121,781,791        | 2,495,121,781,791        | 2,602,591,728,634        | 2,602,591,728,634        |
| Advance lending | 102,692,553,677          | 102,692,553,677          | 315,738,517,530          | 315,738,517,530          |
| Other lending   | -                        | -                        | -                        | -                        |
| <b>Total</b>    | <b>2,597,814,335,468</b> | <b>2,597,814,335,468</b> | <b>2,918,330,246,164</b> | <b>2,918,330,246,164</b> |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

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7. CHANGES IN FAIR VALUE OF FINANCIAL ASSETS

|                                                  | 30/09/2026               |                    |                     |                          | 01/01/2026               |                    |                     |                          |
|--------------------------------------------------|--------------------------|--------------------|---------------------|--------------------------|--------------------------|--------------------|---------------------|--------------------------|
|                                                  | Cost                     | Increase           | Decrease            | Revaluation Value        | Cost                     | Increase           | Decrease            | Revaluation Value        |
|                                                  | VND                      | VND                | VND                 | VND                      | VND                      | VND                | VND                 | VND                      |
| <b>FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL)</b> |                          |                    |                     |                          |                          |                    |                     |                          |
| - Listed shares                                  | 105,246,732              | 11,695,790         | (6,956,672)         | 109,985,850              | 10,067,401,308           | 84,905,942         | -                   | 10,152,307,250           |
| - Upcom shares                                   | -                        | -                  | -                   | -                        | 10,980,695               | -                  | (10,980,695)        | -                        |
| - Other shares                                   | 10,980,695               | -                  | (10,980,695)        | -                        | -                        | -                  | -                   | -                        |
| - Listed bonds                                   | 189,178,681,697          | -                  | -                   | 189,178,681,697          | 252,992,050,922          | -                  | -                   | 252,992,050,922          |
| - Other bonds                                    | 52,519,220,500           | -                  | -                   | 52,519,220,500           | 218,483,537,996          | -                  | -                   | 218,483,537,996          |
| - Certificate of Deposit                         | 50,374,172,750           | -                  | -                   | 50,374,172,750           | -                        | -                  | -                   | -                        |
| <b>Total</b>                                     | <b>292,188,302,374</b>   | <b>11,695,790</b>  | <b>(17,937,367)</b> | <b>292,182,060,797</b>   | <b>481,553,970,921</b>   | <b>84,905,942</b>  | <b>(10,980,695)</b> | <b>481,627,896,168</b>   |
| <b>AVAILABLE FOR SALE (AFS)</b>                  |                          |                    |                     |                          |                          |                    |                     |                          |
| Other Available for sale financial assets (AFS)  | 10,000,000,000           | 344,779,564        | -                   | 10,344,779,564           | 10,000,000,000           | 127,621,735        | -                   | 10,127,621,735           |
| <b>Total</b>                                     | <b>10,000,000,000</b>    | <b>344,779,564</b> | <b>-</b>            | <b>10,344,779,564</b>    | <b>10,000,000,000</b>    | <b>127,621,735</b> | <b>-</b>            | <b>10,127,621,735</b>    |
| <b>HELD TO MATURITY INVESTMENT (HTM)</b>         |                          |                    |                     |                          |                          |                    |                     |                          |
| Deposit with terms less than 3 months            | 14,000,000,000           | -                  | -                   | 14,000,000,000           | -                        | -                  | -                   | -                        |
| Deposit with terms from 3 months up              | 240,907,643,836          | -                  | -                   | 240,907,643,836          | 484,554,246,575          | -                  | -                   | 484,554,246,575          |
| Others                                           | 685,000,000,000          | -                  | -                   | 685,000,000,000          | 500,000,000,000          | -                  | -                   | 500,000,000,000          |
| <b>Total</b>                                     | <b>939,907,643,836</b>   | <b>-</b>           | <b>-</b>            | <b>939,907,643,836</b>   | <b>984,554,246,575</b>   | <b>-</b>           | <b>-</b>            | <b>984,554,246,575</b>   |
| <b>LOANS</b>                                     |                          |                    |                     |                          |                          |                    |                     |                          |
| Margin lending                                   | 2,495,121,781,791        | -                  | -                   | 2,495,121,781,791        | 2,602,591,728,634        | -                  | -                   | 2,602,591,728,634        |
| Advance lending                                  | 102,692,553,677          | -                  | -                   | 102,692,553,677          | 315,738,517,530          | -                  | -                   | 315,738,517,530          |
| Other lending                                    | -                        | -                  | -                   | -                        | -                        | -                  | -                   | -                        |
| <b>Total</b>                                     | <b>2,597,814,335,468</b> | <b>-</b>           | <b>-</b>            | <b>2,597,814,335,468</b> | <b>2,918,330,246,164</b> | <b>-</b>           | <b>-</b>            | <b>2,918,330,246,164</b> |
| <b>Total</b>                                     | <b>3,839,910,281,678</b> | <b>356,475,354</b> | <b>(17,937,367)</b> | <b>3,840,248,819,665</b> | <b>4,394,438,463,660</b> | <b>212,527,677</b> | <b>(10,980,695)</b> | <b>4,394,640,010,642</b> |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

**8. RECEIVABLES**

|                                                                      | 30/09/2026            | 01/01/2026            |
|----------------------------------------------------------------------|-----------------------|-----------------------|
|                                                                      | VND                   | VND                   |
| <b>a. Receivables from disposal of financial assets</b>              |                       |                       |
| Receivables from stock matching T + 2 ( or T+1 )                     | 389,686,976           | 1,807,918,950         |
| <b>Total</b>                                                         | <b>389,686,976</b>    | <b>1,807,918,950</b>  |
| <b>b. Receivables and accruals from dividend and interest income</b> |                       |                       |
| Accrued interest from margin lending                                 | 46,624,701,167        | 31,929,159,152        |
| Accrued interest from advance lending                                | 12,452,577            | 45,415,065            |
| Receivables from dividend and interest income                        | 25,030,808,217        | 25,212,107,172        |
| <i>In which, doubtful debts</i>                                      | -                     | -                     |
| <b>Total</b>                                                         | <b>71,667,961,961</b> | <b>57,186,681,389</b> |
| <b>c. Receivables from services provided by securities company</b>   |                       |                       |
| Receivables from securities brokerage services                       | 92,593,980            | 196,737,400           |
| Receivables from securities depository services                      | -                     | -                     |
| Receivables from other services                                      | -                     | -                     |
| <i>In which, doubtful debts</i>                                      | -                     | -                     |
| <b>Total</b>                                                         | <b>92,593,980</b>     | <b>196,737,400</b>    |
| <b>d. Other receivables</b>                                          |                       |                       |
| The lack of assets                                                   | -                     | -                     |
| Other receivables                                                    | 206,071,857           | 3,865,208,107         |
| <i>In which, doubtful debts</i>                                      | 45,739,166            | 45,739,166            |
| <b>Total</b>                                                         | <b>206,071,857</b>    | <b>3,865,208,107</b>  |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

**9. TANGIBLE FIXED ASSETS**

|                                 | Machines &<br>equipment | Office equipment | Other tangible<br>fixed assets | Total          |
|---------------------------------|-------------------------|------------------|--------------------------------|----------------|
|                                 | VND                     | VND              |                                | VND            |
| <b>COST</b>                     |                         |                  |                                |                |
| Opening balance                 | 32,260,507,869          | 3,447,364,044    | 99,572,000                     | 35,807,443,913 |
| - Additions                     | -                       | 84,743,280       | -                              | 84,743,280     |
| - Construction Completed        | -                       | -                | -                              | -              |
| - Other increase                | -                       | -                | -                              | -              |
| - Transform to real estate      | -                       | -                | -                              | -              |
| - Disposal                      | -                       | -                | -                              | -              |
| - Other decrease                | -                       | -                | -                              | -              |
| Closing balance                 | 32,260,507,869          | 3,532,107,324    | 99,572,000                     | 35,892,187,193 |
| <b>ACCUMULATED DEPRECIATION</b> | -                       | -                | -                              | -              |
| Opening balance                 | 19,268,523,869          | 2,962,335,278    | 99,572,000                     | 22,330,431,147 |
| - Depreciation for the period   | 3,169,372,995           | 256,026,857      | -                              | 3,425,399,852  |
| - Other increase                | -                       | -                | -                              | -              |
| - Transform to real estate      | -                       | -                | -                              | -              |
| - Disposal                      | -                       | -                | -                              | -              |
| - Other decrease                | -                       | -                | -                              | -              |
| Closing balance                 | 22,437,896,864          | 3,218,362,135    | 99,572,000                     | 25,755,830,999 |
|                                 | -                       | -                | -                              | -              |
| <b>NET BOOK VALUE</b>           | -                       | -                | -                              | -              |
| Opening balance                 | 12,991,984,000          | 485,028,766      | -                              | 13,477,012,766 |
|                                 | -                       | -                | -                              | -              |
| Closing balance                 | 9,822,611,005           | 313,745,189      | -                              | 10,136,356,194 |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

10. INTANGIBLE ASSETS

|                                 | Computer software | Trademarks, Brand name | Total          |
|---------------------------------|-------------------|------------------------|----------------|
|                                 | VND               | VND                    | VND            |
| <b>COST</b>                     |                   |                        |                |
| Opening balance                 | 82,209,891,870    | 97,548,110             | 82,307,439,980 |
| - Additions                     | -                 | -                      | -              |
| - Internal increase             | -                 | -                      | -              |
| - Increase by consolidation     | -                 | -                      | -              |
| - Other Increase                | -                 | -                      | -              |
| - Disposal                      | -                 | -                      | -              |
| - Other decrease                | -                 | -                      | -              |
| Closing balance                 | 82,209,891,870    | 97,548,110             | 82,307,439,980 |
| <b>ACCUMULATED AMORTIZATION</b> |                   |                        |                |
| Opening balance                 | 50,484,278,097    | 24,761,656             | 50,509,039,753 |
| - Amortization for the period   | 8,648,305,639     | 10,451,592             | 8,658,757,231  |
| Closing balance                 | 59,132,583,736    | 35,213,248             | 59,167,796,984 |
| <b>NET BOOK VALUE</b>           |                   |                        |                |
| Opening balance                 | 31,725,613,773    | 72,786,454             | 31,798,400,227 |
| Closing balance                 | 23,077,308,134    | 62,334,862             | 23,139,642,996 |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

**11. SETTLEMENT ASSISTANCE FUND**

| Settlement Assistance Fund | 30/09/2026            | 01/01/2026            |
|----------------------------|-----------------------|-----------------------|
|                            | VND                   | VND                   |
| Initial balance            | 120,000,000           | 120,000,000           |
| Additions                  | 18,758,848,419        | 16,258,848,419        |
| Interest allocation        | -                     | 692,062,031           |
| <b>Total</b>               | <b>18,878,848,419</b> | <b>17,070,910,450</b> |

**12. COMPENSATION FUND FOR DERIVATIVE**

| Compensation Fund   | 30/09/2026            | 01/01/2026            |
|---------------------|-----------------------|-----------------------|
|                     | VND                   | VND                   |
| Initial balance     | 10,000,000,000        | 10,000,000,000        |
| Additions           | -                     | -                     |
| Interest allocation | 45,087,818            | 30,039,830            |
| <b>Total</b>        | <b>10,045,087,818</b> | <b>10,030,039,830</b> |

**13. PAYABLES FOR SECURITIES TRADING ACTIVITIES**

|                                             | 30/09/2026           | 01/01/2026           |
|---------------------------------------------|----------------------|----------------------|
|                                             | VND                  | VND                  |
| Payables to Hanoi Stock Exchange            | 240,880,149          | 386,926,617          |
| Payables to HCM Stock Exchange              | 1,141,717,088        | 2,515,567,948        |
| Payables to VSDC                            | 258,016,850          | 347,013,307          |
| Payables for covered warrants (outstanding) | -                    | 1,055,169,000        |
|                                             | <b>1,640,614,087</b> | <b>4,304,676,872</b> |

The company is allowed to issue the covered warrants according to licences issued by State Securities Commission. Detail of the number of covered warrants issued by the Company are as below:

|                                 | 30/09/2026                                |                                            | 01/01/2026                                |                                            |
|---------------------------------|-------------------------------------------|--------------------------------------------|-------------------------------------------|--------------------------------------------|
|                                 | The number of authorized covered warrants | The number of outstanding covered warrants | The number of authorized covered warrants | The number of outstanding covered warrants |
|                                 | Covered warrants                          | Covered warrants                           | Covered warrants                          | Covered warrants                           |
| FPT/PINETREE/C/EU/4M/CASH/25-01 | -                                         | -                                          | 1,000,000                                 | 186,500                                    |
| FPT/PINETREE/C/EU/7M/CASH/25-01 | -                                         | -                                          | 1,000,000                                 | 149,600                                    |
| STB/PINETREE/C/EU/4M/CASH/25-01 | -                                         | -                                          | 1,000,000                                 | 869,800                                    |
| STB/PINETREE/C/EU/7M/CASH/25-01 | -                                         | -                                          | 1,000,000                                 | 109,100                                    |
| VPB/PINETREE/C/EU/4M/CASH/25-01 | -                                         | -                                          | 1,000,000                                 | 952,200                                    |
| VPB/PINETREE/C/EU/7M/CASH/25-01 | -                                         | -                                          | 1,000,000                                 | 366,800                                    |
| <b>Total</b>                    | <b>-</b>                                  | <b>-</b>                                   | <b>6,000,000</b>                          | <b>2,634,000</b>                           |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

**14. PREPAID EXPENSES**

|                                                  | 30/09/2026           | 01/01/2026           |
|--------------------------------------------------|----------------------|----------------------|
|                                                  | VND                  | VND                  |
| <b>Short term prepaid expenses</b>               |                      |                      |
| Brand marketing                                  | 20,062,500           | -                    |
| Tools and instruments                            | -                    | -                    |
| Data purchasing and internet expenses            | 2,195,834,685        | 2,709,492,080        |
| Other short term prepaid expenses                | 2,449,654,094        | 2,716,456,006        |
| <b>Total</b>                                     | <b>4,665,551,279</b> | <b>5,425,948,086</b> |
| <b>Long term prepaid expenses</b>                |                      |                      |
| Tools and instruments                            | 519,010,906          | 736,202,605          |
| Software expenses, software maintenance expenses | 226,098,388          | 187,014,537          |
| Other long term prepaid expenses                 | 1,980,000            | 3,600,000            |
| <b>Total</b>                                     | <b>747,089,294</b>   | <b>926,817,142</b>   |

**15. DIVIDEND, INTEREST INCOME FROM FVTPL, LOAN AND HTM**

|                                                               | Accumulation from beginning<br>of the year |                       |                        |                        |
|---------------------------------------------------------------|--------------------------------------------|-----------------------|------------------------|------------------------|
|                                                               | Q III / 2026                               | Q III / 2025          | THIS YEAR              | LAST YEAR              |
|                                                               | VND                                        | VND                   | VND                    | VND                    |
| <b>FVTPL</b>                                                  |                                            |                       |                        |                        |
| Gain from disposal of FVTPL                                   | 3,244,023,689                              | 4,968,714,131         | 10,906,027,379         | 17,231,364,362         |
| Dividend, coupon                                              | 6,993,159,052                              | 4,559,177,282         | 13,091,049,137         | 6,868,652,191          |
| Increase in fair value                                        | 27,600                                     | 6,933,497             | 83,581,797             | 10,309,497             |
| Gain from revaluation of outstanding covered warrant payables | -                                          | -                     | 946,009,784            | -                      |
| <b>HTM</b>                                                    |                                            |                       |                        |                        |
| Interest from term deposit, CD                                | 13,037,272,758                             | 11,925,119,696        | 34,860,776,626         | 31,632,141,620         |
| Other Interest                                                | 4,829,999,998                              | 3,855,808,219         | 12,260,184,917         | 11,441,691,783         |
| <b>Loans</b>                                                  |                                            |                       |                        |                        |
| Interest from Advance lending                                 | 3,463,665,169                              | 13,397,024,603        | 20,157,965,451         | 28,149,349,324         |
| Interest from Margin lending                                  | 69,488,021,533                             | 54,165,198,949        | 198,541,316,914        | 135,480,429,217        |
| Interest from Other lending                                   | -                                          | 16,310                | 47,247                 | 17,354                 |
| <b>Total</b>                                                  | <b>101,056,169,799</b>                     | <b>92,877,992,687</b> | <b>290,846,959,252</b> | <b>230,813,955,348</b> |

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

**16. FINANCIAL INCOME**

| Financial Income                                            | QIII / 2026        | QIII / 2025          | Accumulation from beginning of the year |                      |
|-------------------------------------------------------------|--------------------|----------------------|-----------------------------------------|----------------------|
|                                                             |                    |                      | THIS YEAR                               | LAST YEAR            |
|                                                             | VND                | VND                  | VND                                     | VND                  |
| Income from demand deposits                                 | 375,251,663        | 1,235,148,857        | 1,557,390,047                           | 2,696,841,376        |
| Accrued interest from payment to Settlement Assistance Fund | -                  | -                    | -                                       | -                    |
| Accrued interest from payment to Compensation Fund          | 5,062,175          | 5,052,020            | 15,047,988                              | 15,030,048           |
| Other investment income                                     | -                  | -                    | -                                       | -                    |
| <b>Total</b>                                                | <b>380,313,838</b> | <b>1,240,200,877</b> | <b>1,572,438,035</b>                    | <b>2,711,871,424</b> |

**17. GENERAL AND ADMINISTRATIVE EXPENSE**

| General and Administrative Expenses   | QIII / 2026           | QIII / 2025           | Accumulation from beginning of the year |                       |
|---------------------------------------|-----------------------|-----------------------|-----------------------------------------|-----------------------|
|                                       |                       |                       | THIS YEAR                               | LAST YEAR             |
|                                       | VND                   | VND                   | VND                                     | VND                   |
| Salary and allowance                  | 11,396,552,806        | 8,970,642,935         | 40,923,936,923                          | 31,622,118,993        |
| Insurance, Trade Union fee            | 1,284,510,675         | 811,490,400           | 3,779,661,325                           | 2,481,877,830         |
| Professional liability insurance cost | -                     | -                     | -                                       | -                     |
| Stationary                            | 27,005,558            | 39,412,500            | 100,234,992                             | 112,405,971           |
| Tool, instrument                      | 90,030,812            | 109,840,177           | 280,063,598                             | 332,862,260           |
| Depreciation and amortization         | 478,257,070           | 446,194,244           | 1,439,317,774                           | 1,293,889,683         |
| Tax, fees and charges                 | 1,987,236,001         | 418,110,763           | 3,411,481,873                           | 1,282,691,922         |
| Provision                             | -                     | -                     | -                                       | -                     |
| Outsource expenses                    | 4,793,864,705         | 4,913,446,000         | 13,417,234,921                          | 12,656,377,271        |
| Others                                | 47,947,114            | 35,413,618            | 128,528,030                             | 116,661,712           |
| <b>Total</b>                          | <b>20,105,404,741</b> | <b>15,744,550,637</b> | <b>63,480,459,436</b>                   | <b>49,898,885,642</b> |

**18. EARNINGS PER SHARE**

The calculation of the Company's basic earnings per share for the period is based on:

|                                              | QIII / 2026           | QIII / 2025           |
|----------------------------------------------|-----------------------|-----------------------|
| Profit after CIT                             | 17,054,706,990        | 23,543,950,114        |
| Other Profit / (Loss) after CIT              | -                     | -                     |
| <b>Net Profit / (Loss) (VND)</b>             | <b>17,054,706,990</b> | <b>23,543,950,114</b> |
|                                              | -                     | -                     |
| Total shares                                 | 100,880,000           | 100,880,000           |
| <b>Basic Profit / (Loss) per share (VND)</b> | <b>169</b>            | <b>233</b>            |

**19. GAIN / LOSS FROM FINANCIAL ASSETS**

**Gain/ Loss from Financial Assets**

|                                                         | Quantity          | Selling price      | Proceeds                 | Weighted average<br>cost at the end of<br>transaction date | Gain/Loss from disposals<br>From the beginning of the<br>year to the end of the<br>Quarter - This year | Gain/Loss from disposals<br>From the beginning of<br>the year to the end of the<br>Quarter - Last year |
|---------------------------------------------------------|-------------------|--------------------|--------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|                                                         |                   | VND                | VND                      | VND                                                        | VND                                                                                                    | VND                                                                                                    |
| <b>Gain from disposals of financial assets at FVTPL</b> |                   |                    |                          |                                                            |                                                                                                        |                                                                                                        |
| Listed shares                                           | 533,527           | 60,040             | 32,032,833,050           | 31,353,988,803                                             | 678,844,247                                                                                            | 482,453                                                                                                |
| Unlisted shares                                         | -                 | -                  | -                        | -                                                          | -                                                                                                      | -                                                                                                      |
| Listed bonds                                            | 38,186,267        | 102,098            | 3,898,739,624,695        | 3,894,925,798,587                                          | 3,813,826,108                                                                                          | 3,774,556,583                                                                                          |
| Other bonds                                             | 4,339             | 140,535,546        | 609,783,736,222          | 607,675,224,421                                            | 2,108,511,801                                                                                          | 10,729,888,664                                                                                         |
| Valuable papers                                         | 50,286            | 7,843,664          | 394,426,468,132          | 392,419,706,379                                            | 2,006,761,753                                                                                          | 2,726,436,662                                                                                          |
| Covered warrants issued by the Company                  | 5,985,000         | 519                | 3,108,772,470            | 810,689,000                                                | 2,298,083,470                                                                                          | -                                                                                                      |
| <b>Total</b>                                            | <b>44,759,419</b> | <b>148,541,867</b> | <b>4,938,091,434,569</b> | <b>4,927,185,407,190</b>                                   | <b>10,906,027,379</b>                                                                                  | <b>17,231,364,362</b>                                                                                  |

**Loss from disposals of financial assets at FVTPL**

|                                        |                   |                       |                          |                          |                      |                       |
|----------------------------------------|-------------------|-----------------------|--------------------------|--------------------------|----------------------|-----------------------|
| Listed shares                          | 726,886           | 43,700                | 31,765,114,250           | 33,182,045,773           | 1,416,931,523        | 46,500                |
| Unlisted shares                        | -                 | -                     | -                        | -                        | -                    | -                     |
| Listed bonds                           | 15,099,816        | 114,589               | 1,730,279,281,406        | 1,731,421,924,073        | 1,142,642,667        | 141,053,406           |
| Other bonds                            | 2,000             | 100,165,691           | 200,331,381,500          | 206,137,881,120          | 5,806,499,620        | 9,919,343,750         |
| Valuable papers                        | 1                 | 84,534,479,100        | 84,534,479,100           | 84,537,198,372           | 2,719,272            | 295,359,600           |
| Covered warrants issued by the Company | 2,564,700         | 568                   | 1,457,951,788            | 2,014,882,000            | 556,930,212          | -                     |
| <b>Total</b>                           | <b>18,393,403</b> | <b>84,634,803,648</b> | <b>2,048,368,208,044</b> | <b>2,057,293,931,338</b> | <b>8,925,723,294</b> | <b>10,355,803,256</b> |

## **20. FINANCIAL INSTRUMENTS**

### **Capital risk management**

Company manages capital aiming to ensure that the Company can operate continuously and maximize the interests of shareholders by optimizing its balance of funds and liabilities.

The capital structure of the Company includes shareholders' equity (including contributed capital, Share Premium and reserves minus accumulated losses).

### **Accounting policy**

Details of major accounting policies and methods applied by the Company (including criteria for recognition, bases for determining values and bases for recognition of incomes and expenses) for each Types of financial assets, financial liabilities and equity instruments are presented in Note 3.

### **Financial risk management goals**

Financial risk includes market risk (including exchange rate risk, interest rate risk and price risk), credit risk and liquidity risk.

### **Market risk**

Business activities of the Company will be mainly exposed to the risk of changes in exchange rates, interest rates and prices. The Company does not implement these hedge measures due to the lack of market for trading these financial instruments.

### **Foreign exchange risk**

The Company carries out a number of transactions with foreign currency, however the risk of the Company's exchange rate changes is negligible.

### **Interest rate risk**

The Company is exposed to material interest rate risk arising from its deposits and borrowings. The Company manages risk by analyzing the competitive situation in the market to maximize interest rates that are beneficial to the Company and within the risk management limits. All borrowings of the Company are domestic loans with fixed interest rates, or according to average interest of VND 3 month individual saving deposit of State owned banks announced at the interest rate reset date, or the aggregate of 3 month benchmark rate and the margin, or V-Mor 6 month + 3.525% per annum under fixed loan contracts or overdraft contracts. The Board of Management assesses interest rate risk at the date of the financial statements is negligible.

### **Price risk**

The Company's investment activities usually take place in a short time according to the contracts of buying and selling bonds, certificates of deposit, so the price risk is negligible.

### **Credit risk**

Credit risk occurs when a customer or partner fails to meet its contractual obligations resulting in financial loss to the Company. The Company has an appropriate credit policy and regularly monitors the situation to assess whether the Company is exposed to credit risk or not. Credit risks are mainly from accounts receivable and deposit from banks and other financial instruments of the Company.

For accounts receivable, the Company regularly monitors and evaluates receivables and sets up a timely provision for doubtful debts for each customer when preparing financial statements (if any).

With respect to margin receivables, the Company manages the risk by controlling the number and value of securities of investors at any time.

Pinetree Securities Corporation  
NOTES TO THE FINANCIAL STATEMENTS (continued)

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**Liquidity risk**

The purpose of liquidity risk management is to ensure sufficient capital to meet current and future financial obligations. The Company's liquidity is also managed to ensure that the excess between the due liabilities and the assets due in the year can be controlled for the amount of capital that the Company believes can create in that year. It is the Company's policy to regularly monitor current and expected future liquidity requirements in order to ensure that the Company maintains sufficient provision for cash, loans and sufficient capital as committed by its shareholders to meet liquidity requirements in the short term and longer term.

**Collateral**

The Company uses term deposit contracts, certificate of deposits, bonds to secure loan obligations under overdraft contracts and corporate credit lines.

The Company is holding securities accounts, deposit money at the deposit account for securities transactions to secure the margin trading contract.

**21. EVENTS AFTER THE REPORTING DATE**

There has been no matter or circumstance that has arisen since the reporting date which is required to be adjusted or disclosed in the interim financial statements of the Company.

**22. COMPARATIVE FIGURES**

None



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**TRAN THI MINH HIEN**  
Prepared by

19 October 2026



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**DINH THI LAN PHUONG**  
Chief Accountant



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**LEE JUN HYUCK**  
General Director