

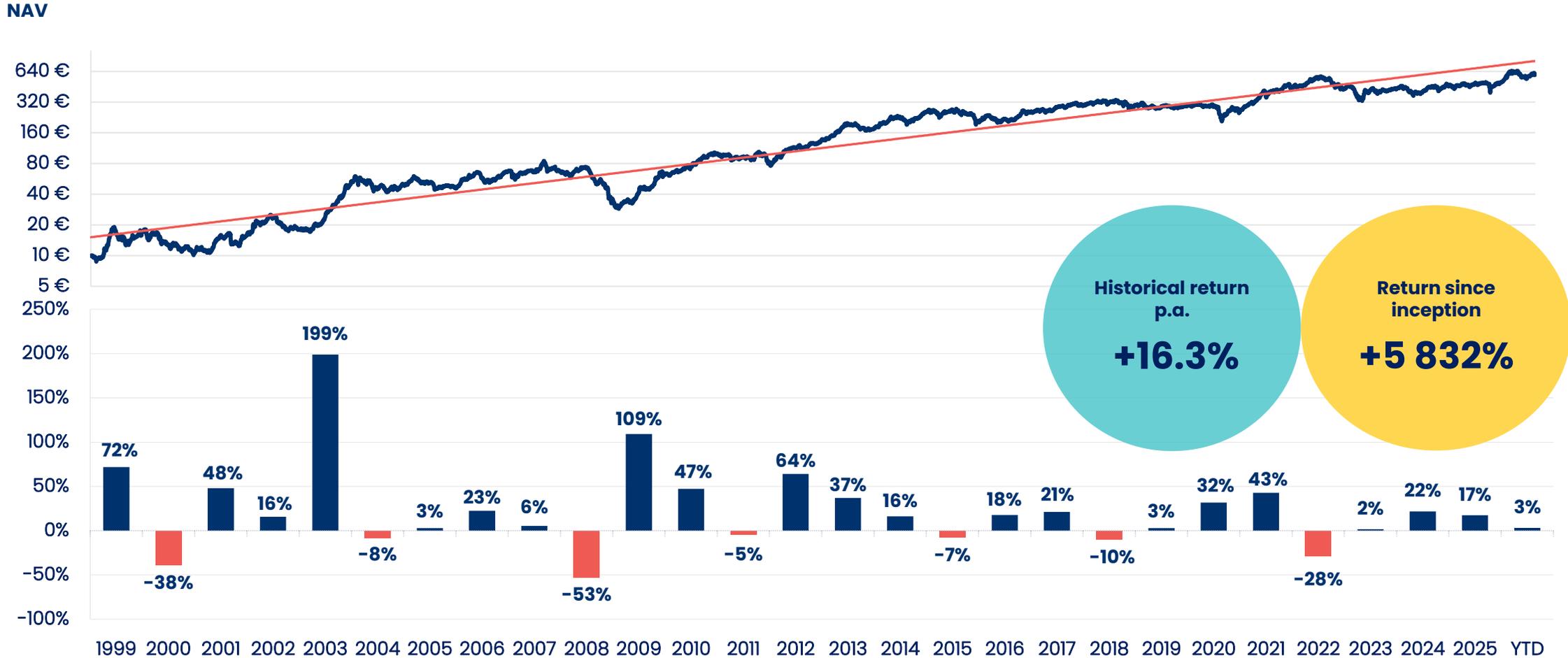


PYN ELITE

Vietnam – Unstoppable growth ahead

February 2026

PYN Elite has excellent track record



Per 10.02.2026 Source: PYN Fund Management

The PYN Elite Fund was established in February 1999 when the NAV value was ten euros. Since then, its value has increased by 58-fold. The annual return is now at 16.3 percent. PYN Elite has recorded top returns among all the funds in Finland.

PYN Elite has a distinctive investment strategy

Fund

PYN Elite is

- Long term
- Actively managed
- Long-only
- Asia, currently Vietnam focused allocation

Markets

We invest in

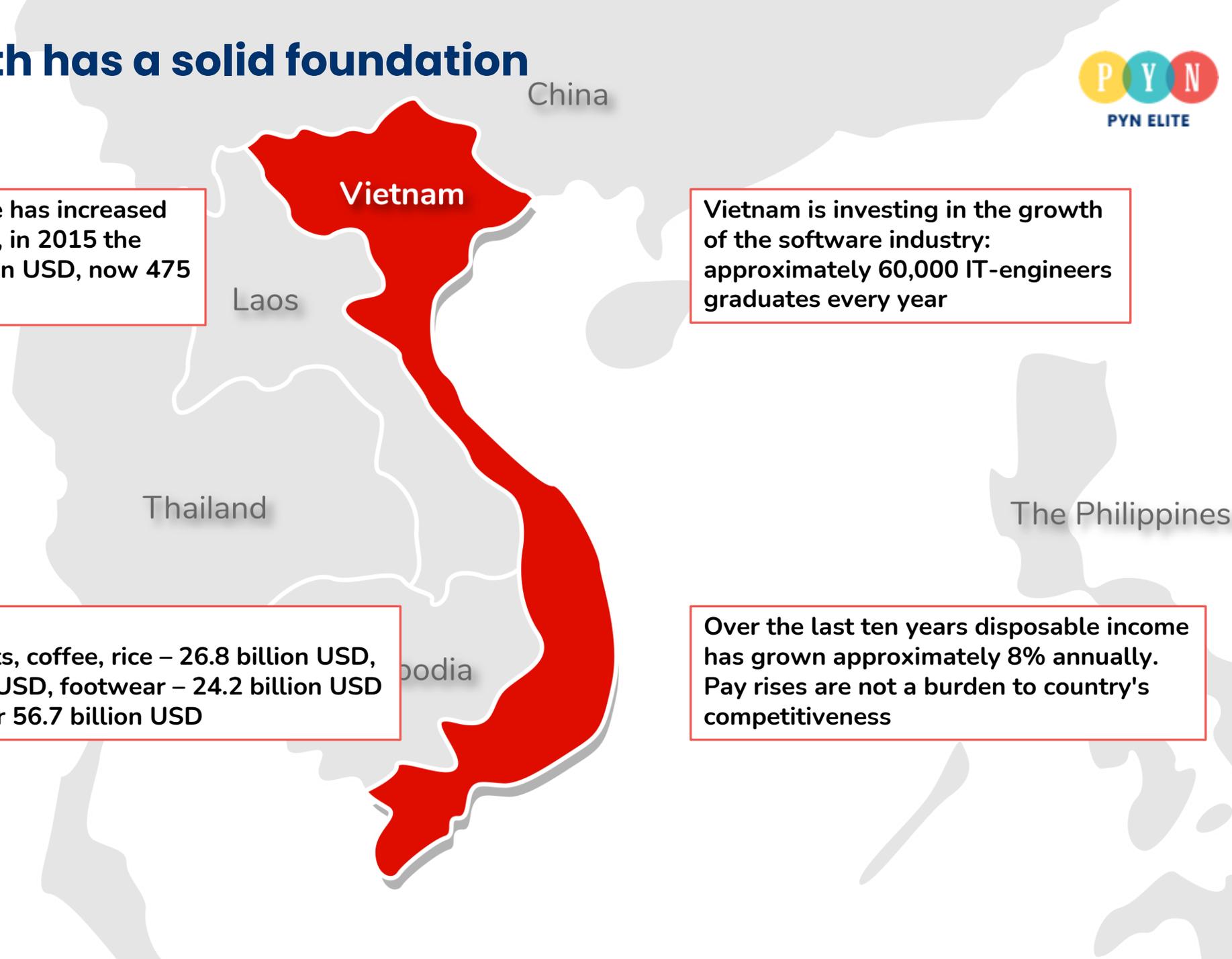
- Underperforming or undervalued markets in comparison to markets' historical fair valuation
- Improving macroeconomic/demographic trends
- Industries and companies that are overlooked, contrarian and correction potential on valuation of share

Research

Key Characteristics

- Regular company visits by portfolio manager and research team
- Long term undervalue entry levels and fair value exit targets
- Deep fundamental research and modeling

Vietnam's growth has a solid foundation



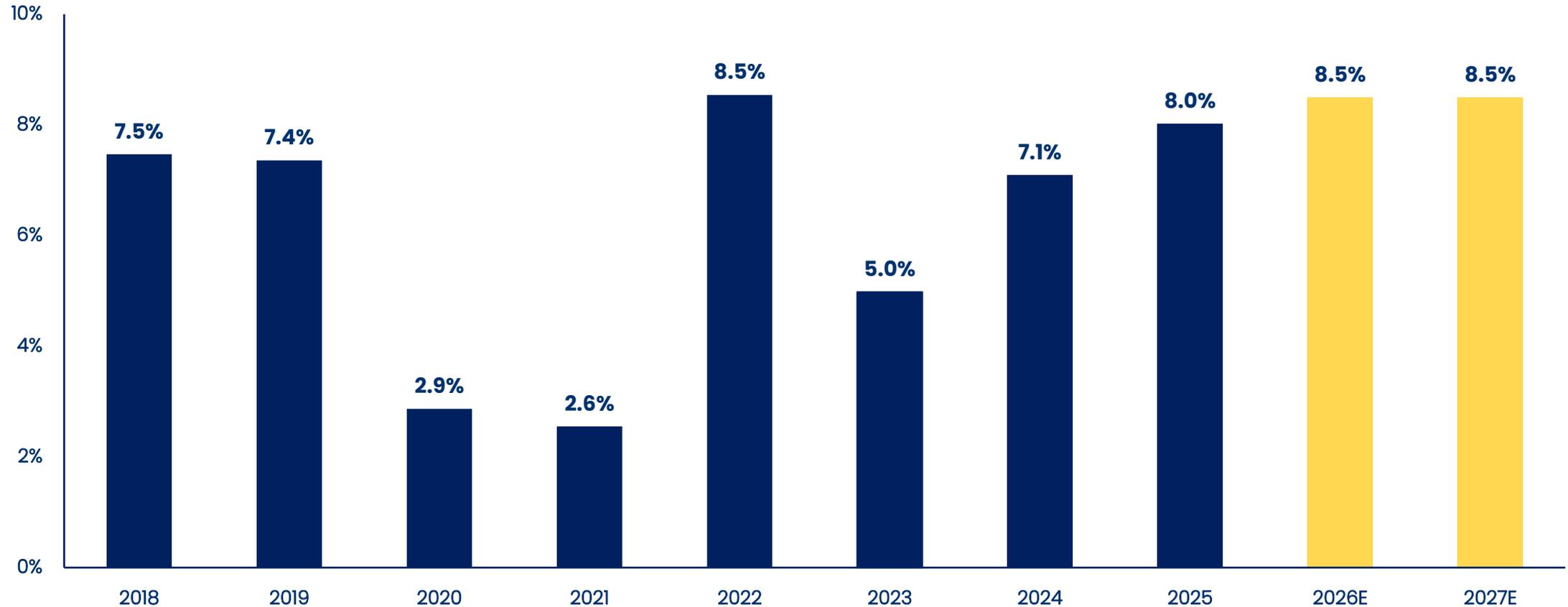
Vietnam's share of world trade has increased in ten years from 1% to 1.81%, in 2015 the value of exports was 162 billion USD, now 475 billion USD

Vietnam is investing in the growth of the software industry: approximately 60,000 IT-engineers graduates every year

Diversified exports:
Fruit & vegetables, cashew nuts, coffee, rice – 26.8 billion USD,
fishery products – 11.3 billion USD, footwear – 24.2 billion USD
and phones and accessories for 56.7 billion USD

Over the last ten years disposable income has grown approximately 8% annually. Pay rises are not a burden to country's competitiveness

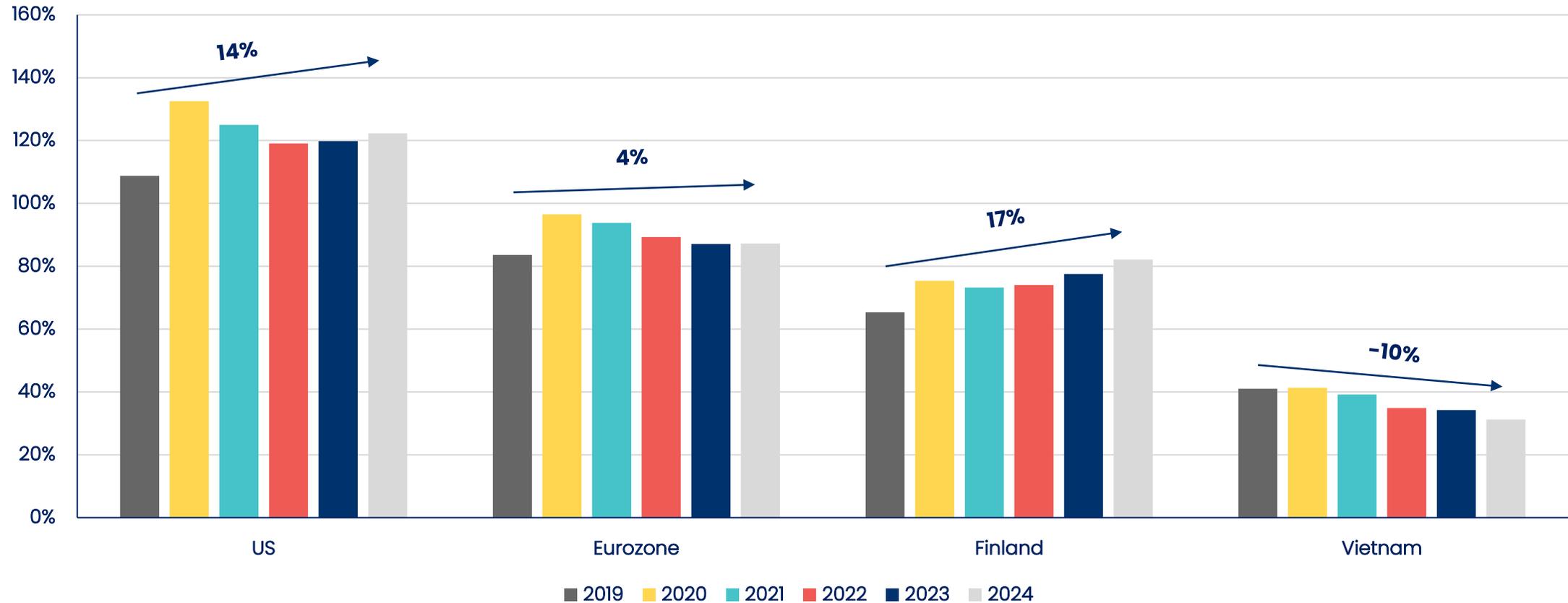
New political regime geared for strong GDP growth



Source: GSO VN, PYN Fund Management

Vietnam recorded robust growth 2025 of 8.02% and Vietnam’s government is committed to stimulate economic growth even more. It seems we could enter a period of very strong growth in Vietnam, to reach possible over 8.5% annually.

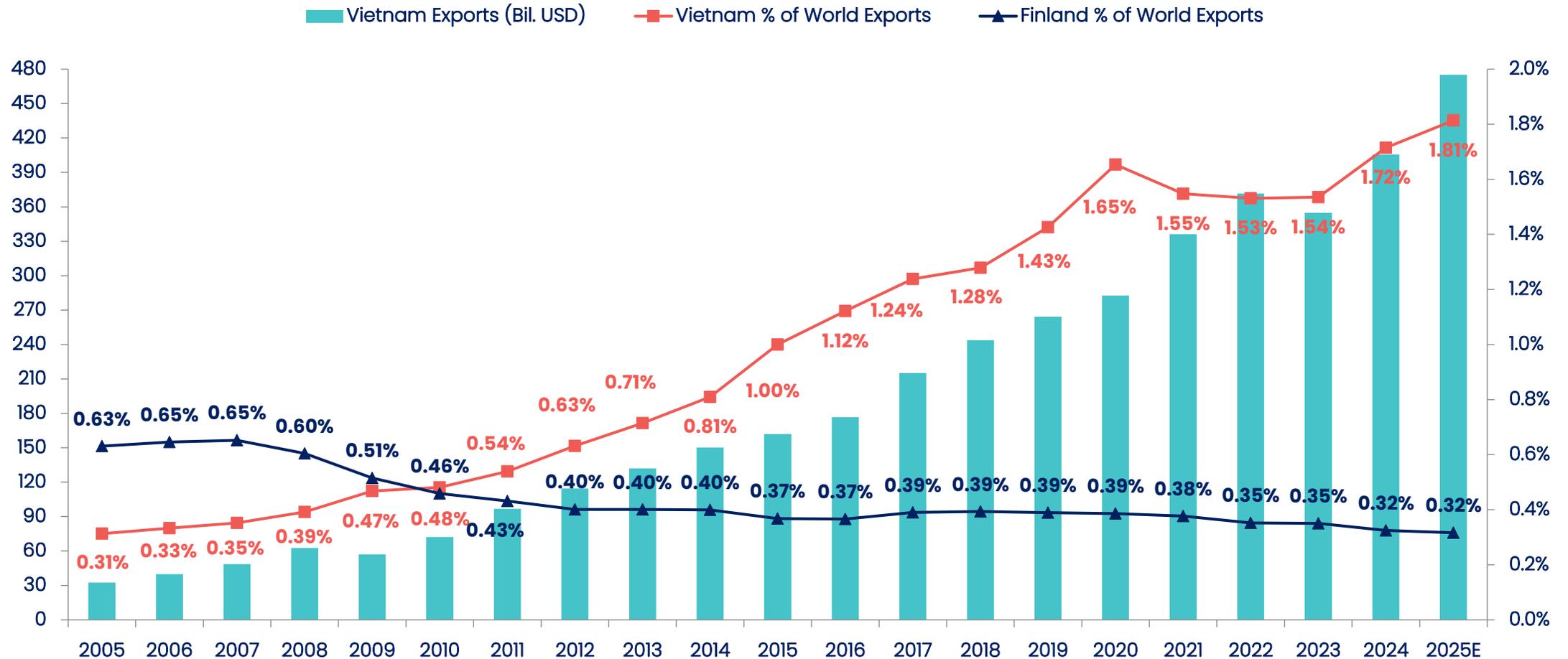
Government debt/GDP – Vietnam at low risk ratio



Source: IMF

Vietnam's financial position is very firm and government debt/GDP is rather modest at 31.3%. Vietnam could easily boost its economic growth with new public megaprojects.

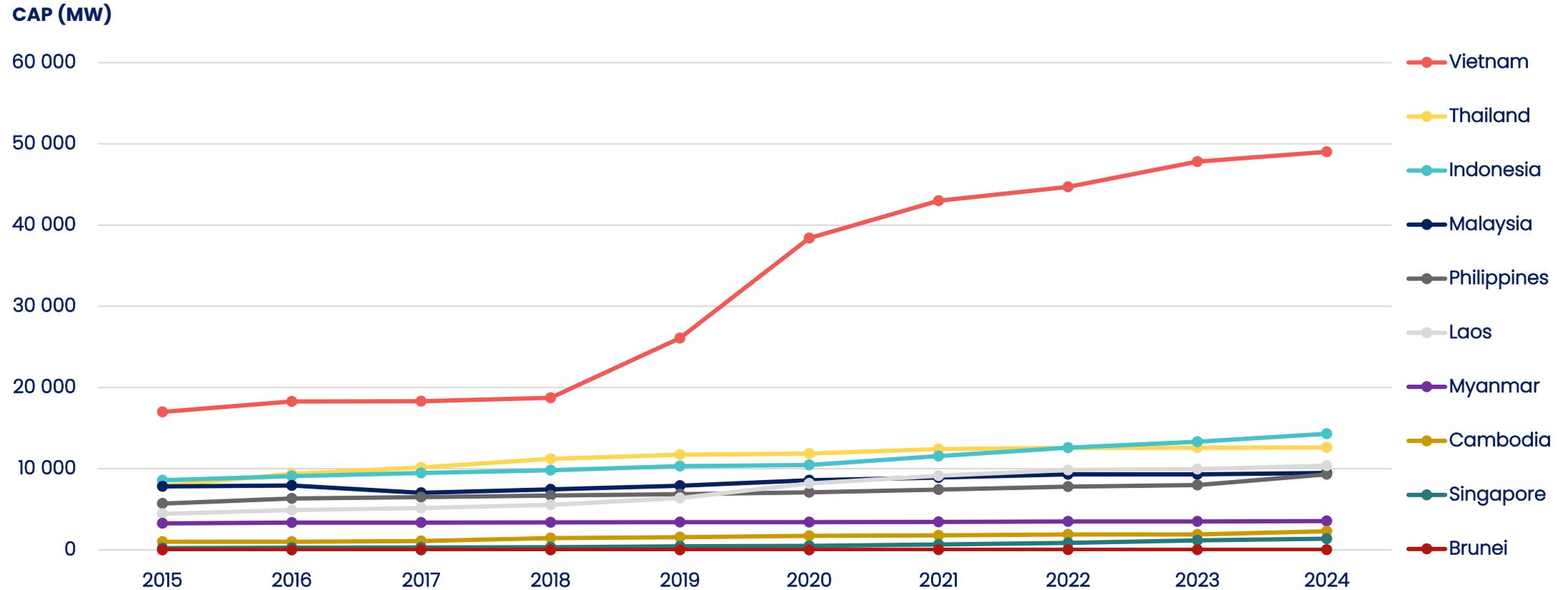
Vietnamese exports are competitive



Source: IMF, GSO

In recent years Vietnam has attracted a huge amount of foreign direct investments. The competitiveness of the country's industries has been on an astonishing level for a long time, and Vietnam has been constantly gaining market share in foreign trade from other countries.

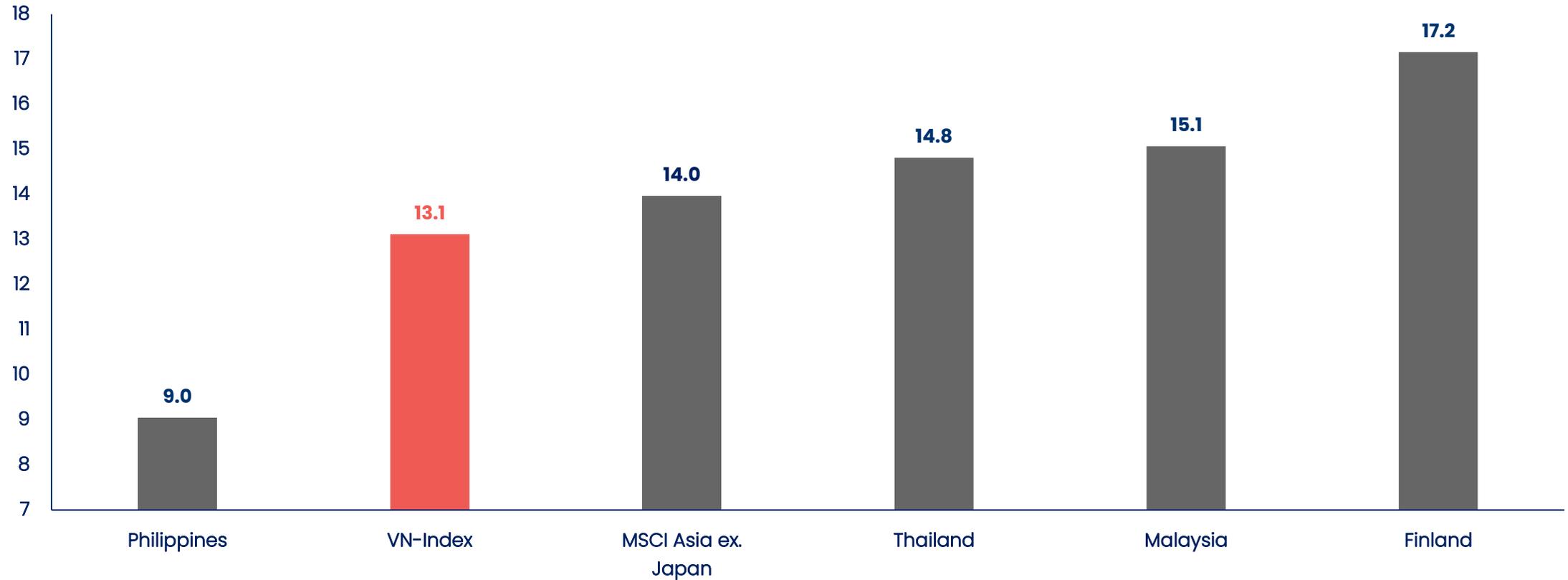
Vietnam - a leader in renewable energy investments



Source: IRENA

Vietnam invests in the future! Vietnam has introduced attractive solar and wind power tariffs to joint investors and execution of several projects has taken place.

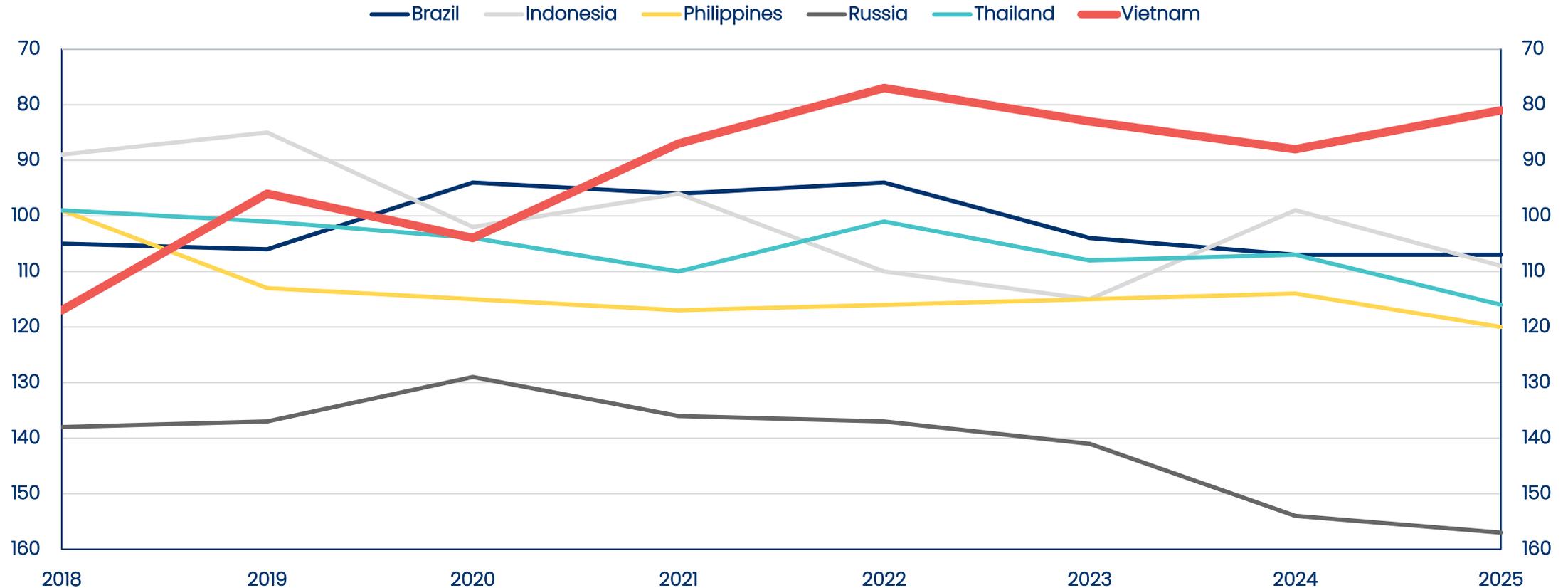
The market offers attractively priced shares



Per 10.02.2026, Source: Bloomberg

The VN-Index trades at P/E 13.1 for 2026 forward earnings. Outlook for earnings growth for the next 3 years is relatively strong in Vietnam.

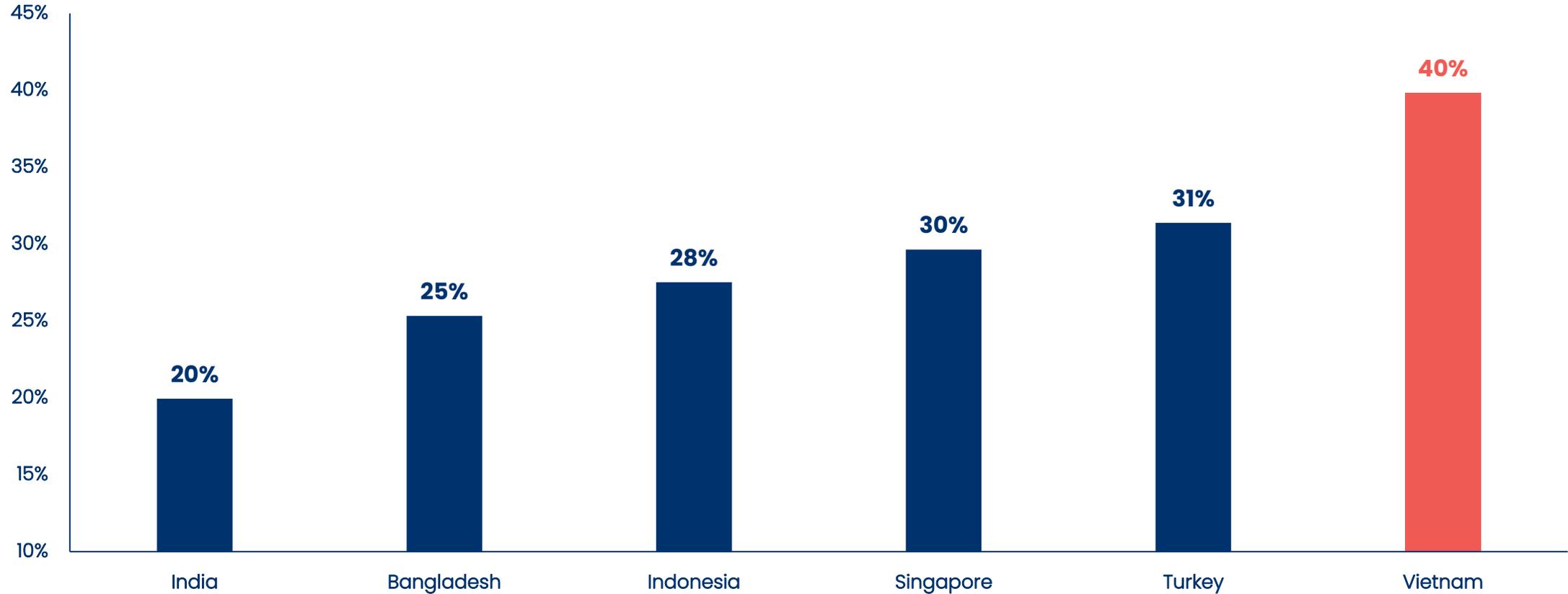
Vietnam improving gradually in global corruption ranking



Source: Transparency International

Vietnam's most recent ranking in Transparency International's Corruption Perceptions Index (CPI) is 81 (improved 36 ranks in 7 years). We observe a lot of similarities in Vietnam what path another small and poor Asian nation took in the past, Singapore: One ruling party, Open trade policy, favorable FDI terms, pro-education, firm rule of law, constant long-term aim to raise GDP/capita to top levels in future.

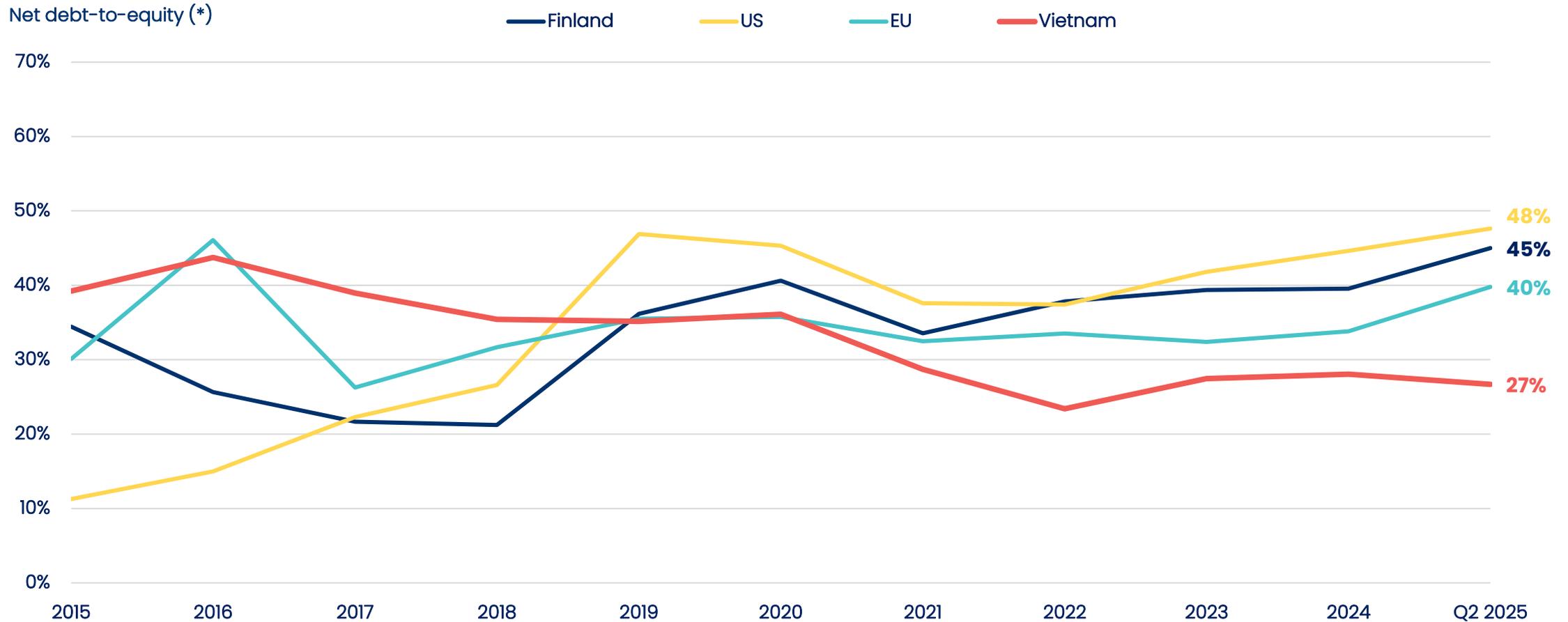
Women's share of total labor income



Source: World Inequality Database
2024 data

Vietnam has a remarkable number of well-educated women working in high positions. The data in the table shows Vietnam's good equality in male/female income levels. It puts Vietnam on a promising path to progress in the future as a fast-growing nation.

Vietnamese listed companies' D/E ratios are low

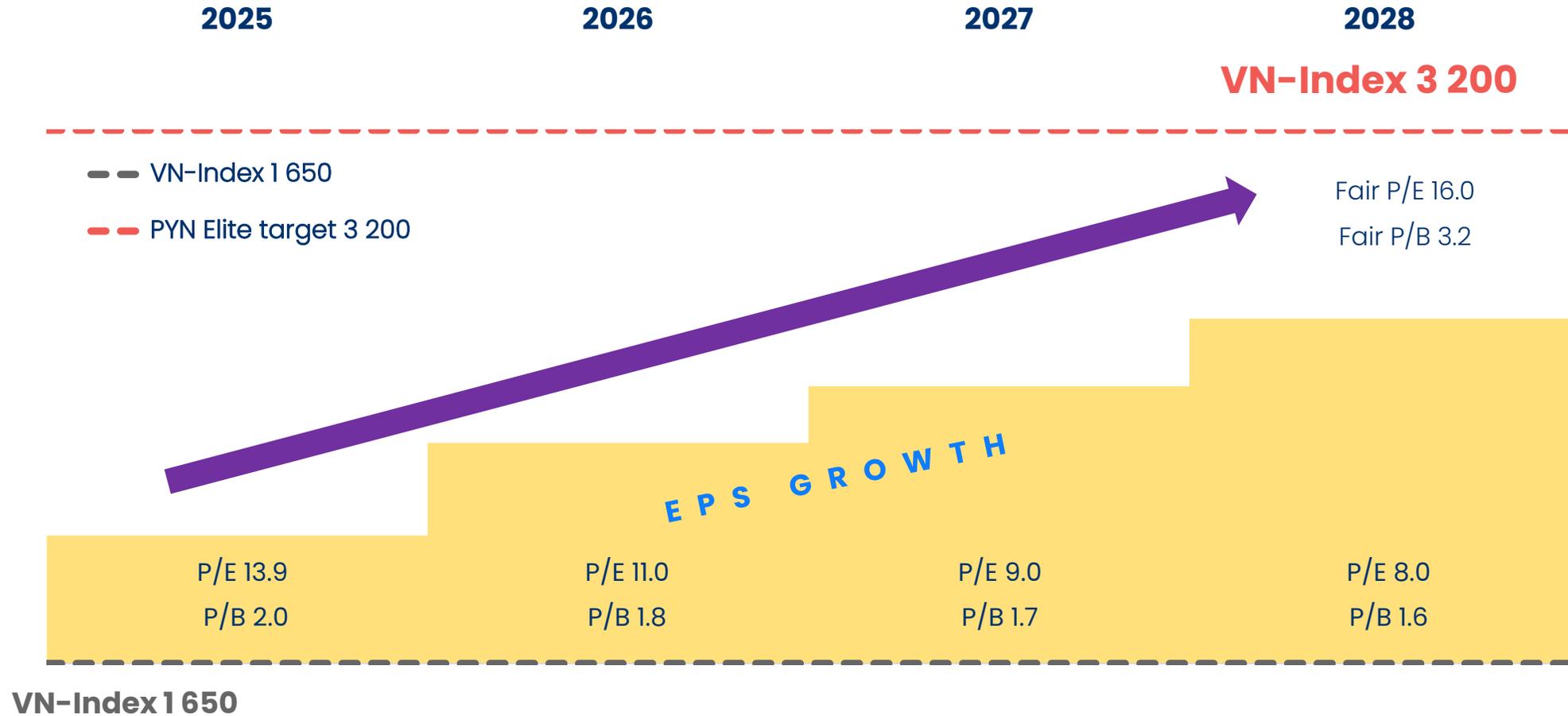


(*) Figures are excluding banks

Source: Bloomberg, FiinPro, PYN Fund Management

The 50 largest listed companies and their net debt-to-equity in comparison. Thanks to their light debt burden, Vietnamese businesses can continue to grow strongly, even if the capital markets face more challenges in the coming years.

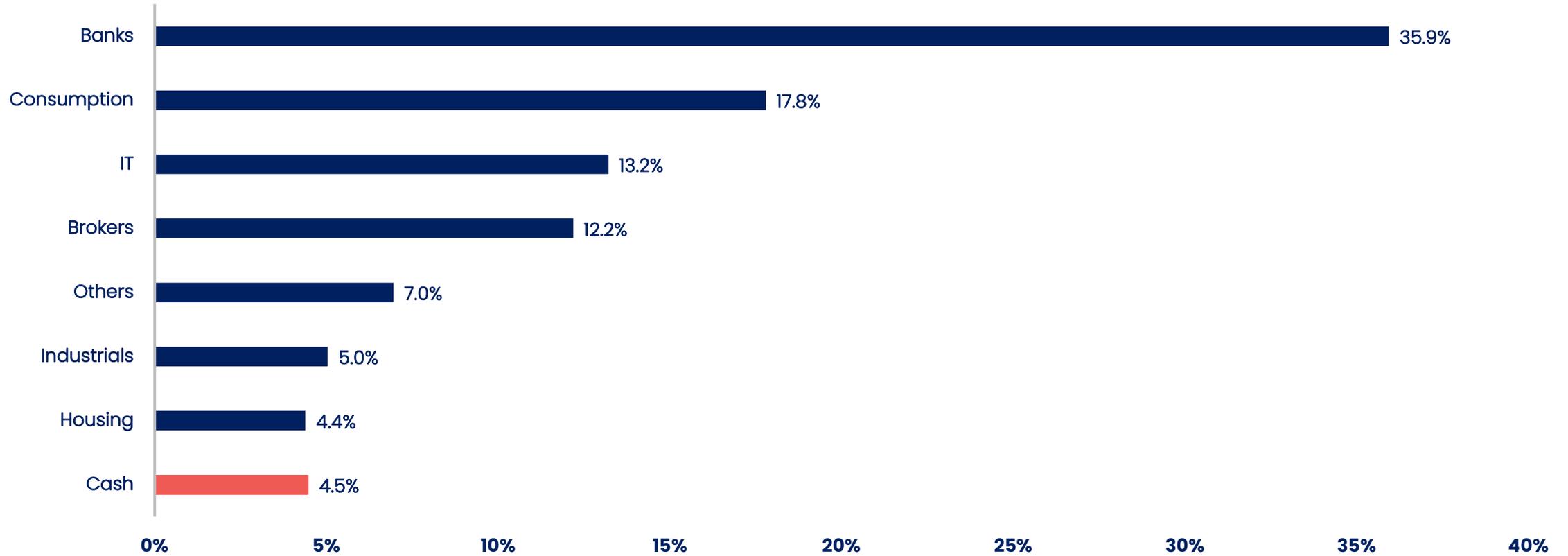
PYN Elite target for VN-Index: 3 200 level



Source: PYN Fund Management

Vietnam's equity market has historically traded at a long-term average P/E of around 16. On three occasions, valuations have exceeded a P/E level of 20. Similarly, the VN Index's P/B valuation has risen above 3.0 three times over the past 15 years. The 3,200-point target for the VN Index is based on an average earnings growth of approximately 18–20% over the coming years. In 2025, market earnings growth is expected to exceed 20%.

Banks play a big role in PYN Elite's portfolio



Per 10.02.2026, Source: PYN Fund Management

We believe in Vietnamese banks. The Central Bank of Vietnam has controlled the sector with strict measures to avoid overheating, which will protect the banking sector from a boom and bust scenario. Banks businesses have two strong pillars for their earnings growth: Fee income and interest income. New fees and loan growth both have brisk future potential for the banks in Vietnam.

PYN Elite top holdings

 <p>SACOMBANK [Ⓢ]</p> <p>Weight 15.4%</p>	<p>Sacombank is the 6th largest bank by loans, and 4th largest by branches. Sacombank has been bearing a large burden of non-performing assets inherited from the financial crisis a decade ago. In December 2025, the bank appointed a new CEO who previously led LPBank through a successful turnaround, improving both the business and the share price. This signals that Sacombank is close to finishing its restructuring, with VAMC asset sales nearing completion, new shareholders expected to join, and the bank entering a new growth phase.</p>	<p>Revenue growth 13.2%</p> <p>Net profit growth 17.2%</p> <p>Revenue 2025 1 038</p> <p>Net profit 2025 192</p>	<p>Market cap 3 643</p> <p>Market cap target 5 900</p> <p>Target valuation P/B 1.8</p> <p>Upside potential 62%</p>
 <p>Weight 13.2%</p>	<p>FPT is the largest publicly traded technology company in Vietnam, evolving from an IT intermediary and outsourcing vendor into a globally recognized technology partner and innovator. In 2024, FPT formed a strategic partnership with NVIDIA to deliver AI services. The company also operates a broadband business, holding a top-three market share in Vietnam, and an education division that includes K-12 and university programs, accounting for 18% of total university enrollment in the country.</p>	<p>Revenue growth 18.6%</p> <p>Net profit growth 21.5%</p> <p>Revenue 2025 2 271</p> <p>Net profit 2025 303</p>	<p>Market cap 5 411</p> <p>Market cap target 12 000</p> <p>Target valuation P/E 25</p> <p>Upside potential 122%</p>
 <p>Weight 9.5%</p>	<p>MWG operates TGDD, Vietnam's top mobile retail chain with 1,000+ stores, and DMX, the leading electronics retailer with over 2,000 stores. It also founded Bach Hoa Xanh (BHX), a grocery chain specializing in fresh food and essentials, with 2,500 stores. BHX aims to become the leading grocery retail chain in Vietnam, achieving \$10 billion in revenue by 2030. DMX has a plan to do IPO in year 2026 and BHX achieved good profitability after restructuring and accelerates store expansion plan in Central and North of Vietnam.</p>	<p>Revenue growth 7.6%</p> <p>Net profit growth 12.4%</p> <p>Revenue 2025 5 067</p> <p>Net profit 2025 228</p>	<p>Market cap 4 288</p> <p>Market cap target 7 000</p> <p>Target valuation P/E 25</p> <p>Upside potential 63%</p>
 <p>Weight 9.3%</p>	<p>MBB is the 5th largest bank by balance sheet and has a full-fledged banking platform including retail/SME lending, insurance, and brokerage. MBB gained market share retail and SME customers in past 5 years, thanks to its superior digital platform and creative marketing campaigns. It is on track to be the No. 1 bank in Vietnam by number of customers.</p>	<p>Revenue growth 19.9%</p> <p>Net profit growth 26.5%</p> <p>Revenue 2025 2 192</p> <p>Net profit 2025 867</p>	<p>Market cap 7 285</p> <p>Market cap target 11 100</p> <p>Target valuation P/B 1.8</p> <p>Upside potential 52%</p>
 <p>Weight 5.8%</p>	<p>Vietnam Airlines (HVN) is the national flag carrier of Vietnam. The company owns many subsidiaries in the industry value chain, from ground services to cargo and jet fuel. HVN is the biggest full-service airline in Vietnam, and the domestic market is exclusively for Vietnamese airlines. The company delivered all-time high revenue in 2025.</p>	<p>Revenue growth 24.5%</p> <p>Net profit growth N/A</p> <p>Revenue 2025 3 925</p> <p>Net profit 2025 236</p>	<p>Market cap 2 653</p> <p>Market cap target 5 300</p> <p>Target valuation P/E 20</p> <p>Upside potential 100%</p>

All revenue and net profit growth figures CAGR % 2020-2025
 All revenue, net profit and market value figures in millions of EUR

PYN Elite top holdings



 <p>Weight 5.0%</p>	<p>TCX is Vietnam's largest broker by market cap and total equity, and the most profitable for 6 consecutive years. Backed by Techcombank, TCX pioneered the WealthTech model - digitally integrating investment services through a proprietary platform called TCInvest. This model has enabled TCX to dominate corporate bond advisory & distribution (~50% market share), lead in margin lending, and rank 3rd in equities brokerage - with the fastest market share growth over the past 3 years</p>	<p>Revenue growth 28%</p> <p>Net profit growth 21.4%</p> <p>Revenue 2025 363</p> <p>Net profit 2025 184</p>	<p>Market cap 4 091</p> <p>Market cap target 8 000</p> <p>Target valuation P/B 3.2</p> <p>Upside potential 96%</p>
 <p>Weight 4.4%</p>	<p>ACV manages eight international and thirteen domestic airports in Vietnam. In the balance sheet, there is a huge valuation difference, because the investments made by the company are still at the acquisition prices. The Covid-19 crisis enabled us to enter the stock at low levels. In upcoming years ACV will apply for HOSE-listing. Air traffic in 2025 surpassed pre-Covid peak and Long Thanh International Airport will be operated commercially soon.</p>	<p>Revenue growth 27.3%</p> <p>Net profit growth 45.8%</p> <p>Revenue 2025 841</p> <p>Net profit 2025 351</p>	<p>Market cap 6 247</p> <p>Market cap target 12 000</p> <p>Target valuation P/RNAV 1.2</p> <p>Upside potential 92%</p>
 <p>Weight 4.2%</p>	<p>OCB is a mid-sized bank focusing on SMEs and retail clients. Unlike other banks with chairmen involved in real estate, OCB's leadership is solely dedicated to banking, minimizing related party concerns. The bank's P/B dropped in 2022 due to poor government bond trading results, driven by high interest rates and the loss of key talent. In 2024, OCB appointed a respected banking veteran as the new CEO, who is expected to steer the bank towards better operations.</p>	<p>Revenue growth 7.7%</p> <p>Net profit growth 2.7%</p> <p>Revenue 2025 376</p> <p>Net profit 2025 130</p>	<p>Market cap 986</p> <p>Market cap target 2 100</p> <p>Target valuation P/B 1.5</p> <p>Upside potential 113%</p>
 <p>Weight 3.9%</p>	<p>VIB holds a leading market share in retail lending, bancassurance, and credit cards in Vietnam and is a pioneer in Basel III adoption and digital transformation. It achieved highest ROE of 28% from 2019 to 2023 among peers. After a slow 2024-2025, the business is poised for a strong recovery in 2026, driven by economic growth and improved loan collections.</p>	<p>Revenue growth 12.3%</p> <p>Net profit growth 9.4%</p> <p>Revenue 2025 648</p> <p>Net profit 2025 236</p>	<p>Market cap 1 824</p> <p>Market cap target 4 500</p> <p>Target valuation P/B 2.2</p> <p>Upside potential 147%</p>
 <p>Weight 3.4%</p>	<p>HDG is a prominent real estate developer in Hanoi and HCMC, and a notable renewable energy player in Vietnam. HDG owns and operates 462 MW capacity, including 314 MW hydropower, 50 MW wind, and 98 MWp solar. HDG managed to build its renewable plants at significantly lower capex per MW vs. industry peers. It plans to expand total capacity to 690 MW within the next 3-4 years, primarily through new wind projects.</p>	<p>Revenue growth -11%</p> <p>Net profit growth -6.3%</p> <p>Revenue 2025 90</p> <p>Net profit 2025 23</p>	<p>Market cap 312</p> <p>Market cap target 750</p> <p>Target valuation P/E 14</p> <p>Upside potential 140%</p>

All revenue and net profit growth figures CAGR % 2020-2025
 All revenue, net profit and market value figures in millions of EUR

Market modernization outlook in Vietnam

Vietnam in MSCI Index

Current status

Vietnam's Frontier Markets Index weighting: 28.81% and the biggest in the Index.

2026-2028

Potentially enter Watchlist for Emerging Market.

2028-2029

Upgrade to Emerging Market status.

Two issues need to be solved before Vietnam emerging market upgrade

FOL

Vietnam to rewrite the regulations aiming to two alternative solutions:

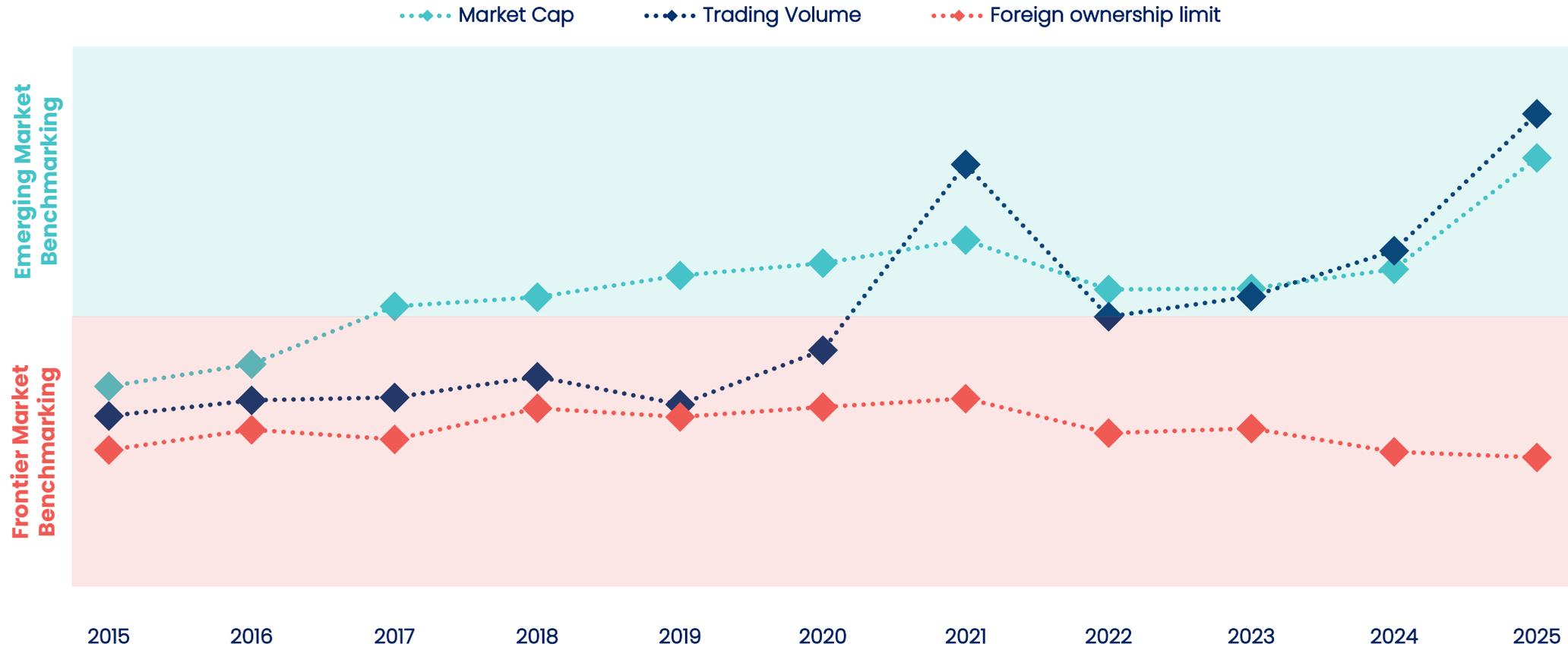
- Ease restriction on FOL by automatically lifting a 100% FOL in public companies, exception only for restricted businesses e.g. banks, defense, telecom related.
- Extend the definition of deposit receipt (DR) and the provisions on non-voting depositary receipt (NVDR).

Pre-funding

Establish a Central Counterparty (CCP) based clearing system for a platform to:

- Allow short sales and day trading.
- Trading without any deposit requirements was introduced in November 2024 to solve partially pre-funding issue.

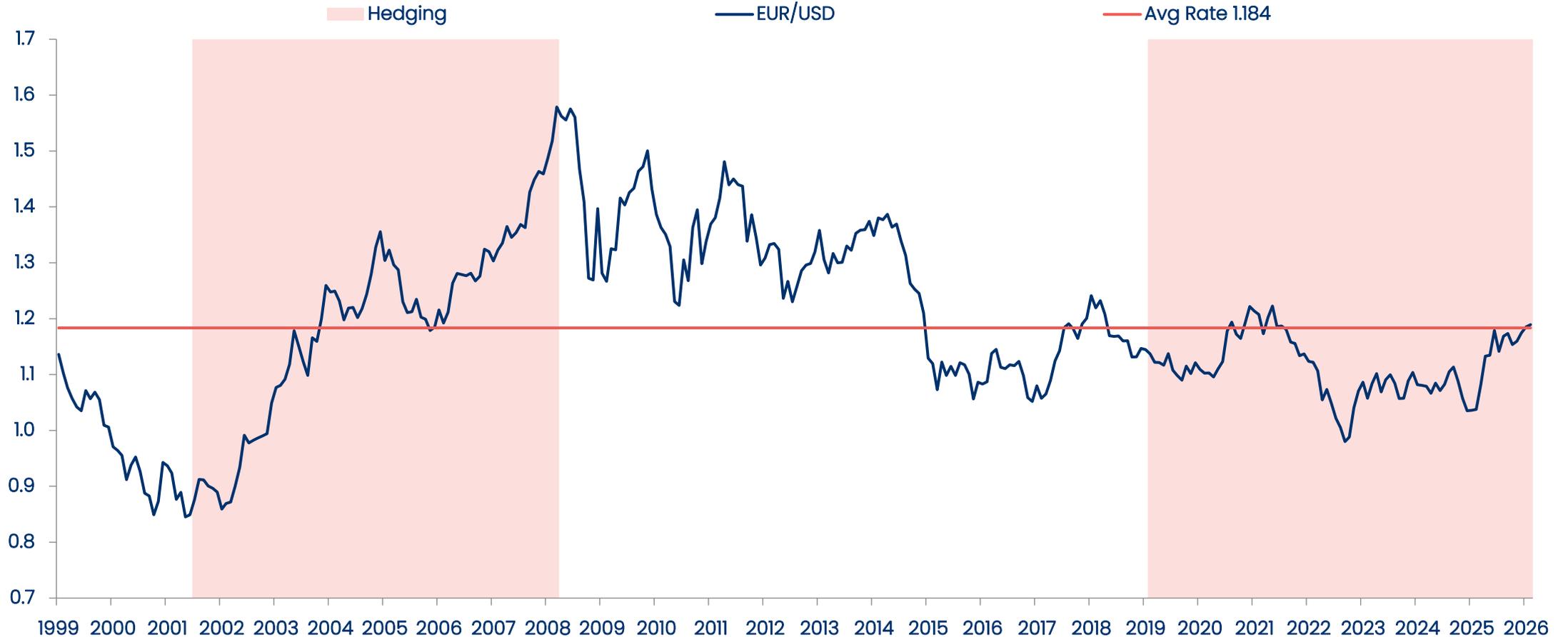
MSCI criteria and the current status of the Vietnamese stock market



Source: PYN Fund Management

MSCI has three key criteria to classify the Emerging market. Of those three, Vietnam already has a sufficient number of companies with a large market cap and the market’s trading volume satisfies the criteria. The third criterion will be fulfilled when Vietnam presents solutions to the limitations on foreign ownership. The prefunding rule is another additional issue, which has been partially solved since November 2024.

Forex hedge smoothens EUR/USD changes in portfolio



Per 10.02.2026, Source: Bloomberg, PYN Fund Management

Weakening euro would bring forex gains into portfolio and strengthening euro would eat up the gains. We use main currency pair hedging to neutralize these gains/losses for portfolio and stock moves have greater impact to NAV changes. The latest hedging period we started on the 26th of February 2019.

PYN Elite Portfolio management team



Petri Deryng
Portfolio Manager

Founder of PYN Fund Management. Petri lives in Asia and has been the portfolio manager of the PYN Elite Fund from the start. Petri has often been listed as one of the most successful portfolio managers in Finland and Europe in the reviews of Citywire, Morningstar, and Arvopaperi-magazine, among others.



Lan Nguyen
Portfolio Team

Lan is based in Ho Chi Minh City, Vietnam. She joined PYN Elite in October 2021 and is currently in charge of the Real Estate, Energy, Utilities and Materials sectors. She was formerly an Investment Manager at Indochina Capital and has 14 years of experience covering various sectors in the Vietnam stock market. She holds a Bachelor's degree in Corporate Finance from the University of Economics, Ho Chi Minh City.



Hoang Do
Portfolio Team

Hoang joined PYN Elite in 2020 and works in Bangkok, Thailand. He used to work for EY Consulting Vietnam as a consultant in finance and banking sector. Hoang holds a bachelor's degree in Commerce from Griffith University, Brisbane, Australia. In addition, he is a CFA charter holder.



Maggie Yi
Portfolio Team

Maggie is based in Bangkok, Thailand. She has worked for PYN Elite since 2013. In the past, Maggie has been monitoring the Chinese and Hong Kong stock markets, and now her areas of in Vietnam include banking and the financial sector. Maggie holds a bachelor's degree in economics from Zhongnan University in China. In addition, she is a CFA charter holder.



Huyen Tran
Portfolio Team

Huyen joined PYN Elite in early 2022 and is based in Ho Chi Minh City. She has worked previously in Red Capital covering infrastructure, pharmaceuticals and industrial production. She holds a bachelor's degree in corporate finance from Academy of finance, Vietnam.



Quyen Do
Portfolio Team

Quyen joined PYN Elite in 2025 and works in Bangkok, Thailand. Prior to joining PYN, she worked at Techcombank, focusing on Operational risk and Compliance. She holds dual bachelor's degrees in Finance & Banking and Business Law from Vietnam National University.

PYN Elite – Facts

PYN Elite Fund (non-UCITS)

Allocation	Asia ex Japan
Fund Manager	Petri Deryng
Founded	1999
Subscription/redemption	Monthly
Min. investment	10 000 EUR
Currency	Euro
Subscription/redemption fee	0%*
Management fee	1.0%
Performance fee	12.0% (HWM **)
Assets (10.02.2026)	954.96 m EUR

Open-ended, Finland Domicile and licensed mutual equity fund (AIF) under EU regulations.

* The subscription fee for subscriptions of 6M EUR or more is 5 %.

** A fund-specific high watermark calculation is used in the calculation of the performance-based fee.



Important information regarding the presentation and the fund

The attached publication is marketing material and should not be regarded as a recommendation to subscribe or redeem units of the PYN Elite Fund. Before subscribing please familiarize yourself with the Key Information Document, the Prospectus and the Rules of the Fund. The material presented in this text is based on PYN Fund Management's view of markets and investment opportunities. PYN Elite Fund (non-UCITS) invests its assets in a highly allocated manner in frontier markets and in a small number of companies. This investment approach involves a larger risk of volatility compared to ordinary broadly diversified equity investments. The value of an investment may decline substantially in unfavorable market conditions or due to an individual unsuccessful investment. It is entirely possible that the estimates of economic development or a company's business performance presented in this presentation will not be realized as presented and they involve material uncertainties. This publication is not meant to be read or distributed in Vietnam.

PYN Elite

The PYN Elite (non-UCITS) Fund (hereinafter "PYN Elite Fund") is an alternative investment fund and a non-UCITS fund as referred to in the Finnish Act on Alternative Investment Fund Managers (162/2014, as amended), which is managed by the Finnish alternative investment fund manager PYN Fund Management Ltd.

Information provided

The attached publication contains general information about the PYN Elite Fund and PYN Fund Management Ltd but does not provide a complete description of the Fund or the risks associated with it.

Distribution of information concerning the Fund and/or investing in the Fund may be restricted by law in certain jurisdictions. It is the investors' responsibility to be aware of and comply with such restrictions. Potential investors must use their own judgment and consult their own advisors when forming an opinion about the Fund or any related legal, financial and/or tax matters. The presented material is not to be construed as an offer or as sales promotion in any country where this is not permitted or in which the party concerned does not have the required authorization.

Subscription notices regarding funds managed by PYN Fund Management Ltd must be made based on the information provided in the most recent fund prospectus, any key information document, the rules of the Fund as well as the most recent audited annual and/or semi-annual report. Any and all information presented shall be qualified by the information in the respective fund prospectus, which is available at PYN Fund Management Ltd's website (www.pyn.fi). PYN Fund Management Ltd does not guarantee the correctness or accuracy of any information presented, with the exception of the information contained in documents required to be presented by Finnish law. Information provided on PYN Fund Management Ltd's website and other documents, such as the fund prospectus and rules, have originally been prepared in the Finnish language and translated into English. In the event of any discrepancy between the two versions, the Finnish version shall prevail. The information presented is strictly for private use by its holder and may not be passed on to third parties.

Services provided

No information presented may be regarded as investment advice, solicitation, or recommendation to acquire units in the Fund or as an offer of any kind. The terms and conditions of the purchase of the units in the Fund shall be exclusively specified in the rules and prospectus of the relevant fund managed by PYN Fund Management Ltd. Please also note that this Fund is not covered by the Finnish Investors' Compensation Fund or Deposit Guarantee Fund.

Distribution

It is not permitted to use the information, text, photos, etc. of this website in full or in part by duplicating, editing, publishing, or authorising their publication without the written consent of PYN Fund Management Ltd.

The units of the PYN Elite Fund have not been registered and will not be registered in accordance with any securities legislation in the United States, Canada, Japan, Australia, or New Zealand, or anywhere else outside of Finland. PYN Fund Management Ltd has not taken any measures to ensure that purchase of units in the PYN Elite Fund may take place according to applicable law in any other country than Finland. Accordingly, the fund is only marketed in Finland to Finnish investors. Especially investors residing in the United States of America (USA) may not invest in the Fund and the Fund may not be, directly or indirectly, marketed, offered or sold within the United States or to citizens of the United States or to US companies or on behalf of them.

Risks associated with investment activities

The PYN Elite Fund invests in a concentrated portfolio of companies of a small to medium market capitalisation located in the Asian region. Share prices of such companies may be much more volatile and their trading liquidity much lower those of the shares of larger companies. The Fund must therefore be considered as a high-risk investment. The value of an investment may either rise or fall and investors are therefore at risk of losing part or all of the assets invested in the Fund.

Limitation of liability

The Fund may be closed, or redemptions and subscriptions of its units suspended in accordance with the Fund's regulations. Neither the PYN Elite Fund nor PYN Fund Management Ltd guarantee the availability of the service. The Fund or PYN Fund Management Ltd accepts no liability for any financial loss or any direct or indirect damage which may result from an investment or other decision based on the attached material. Any dispute, controversy or claim arising out of or in connection with information regarding this fund shall be settled in accordance with Finnish law exclusively by Finnish courts.