

KIEN LONG COMMERCIAL JOINT STOCK BANK

For Quarter IV of 2025

CONSOLIDATED FINANCIAL STATEMENTS

KIEN LONG COMMERCIAL JOINT STOCK BANK

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For Quarter IV of 2025

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Quarter IV Year 2025

Unit: VND million

ITEMS	Notes	31 Dec 2025	31 Dec 2024
A. ASSETS			
I. Cash, gold, silver, gemstones	5	602.139	538.410
II. Deposits at the State Bank of Vietnam	6	5.803.001	4.207.486
III. Gold and Deposits at other Credit Institutions and Loans Granted to other Credit Institutions	7	16.164.800	15.504.604
1. Gold and deposits at other credit institutions		16.164.800	15.504.604
IV. Trading securities		-	-
V. Financial Derivatives and other Financial Assets	8	224.532	-
VI. Loan to customers		70.413.492	60.451.562
1. Loan to customers	9	71.587.702	61.431.909
2. Provision for credit loss on loans to customers	10	(1.174.210)	(980.347)
VII. Factoring activities		-	-
VIII. Investment securities	11	3.013.321	2.973.962
1. Available-for-sales securities		1.343.760	1.298.447
2. Held-to-maturity securities		1.669.561	1.675.515
IX. Equity Investment and Other Investments		-	-
X. Fixed assets		1.382.212	1.414.961
1. Tangible fixed assets	12	611.839	623.092
a. Cost		1.208.441	1.171.451
b. Accumulated depreciation		(596.602)	(548.359)
2. Finance leased fixed assets		-	-
3. Intangible fixed assets	13	770.373	791.869
a. Cost		936.126	934.126
b. Accumulated depreciation		(165.753)	(142.257)
XI. Investment properties		-	-
XII. Other long-term assets		5.699.192	7.085.283
1. Accounts receivables	14	3.364.338	5.290.868
2. Interest and fee receivables	15	1.806.299	1.393.393
3. Deferred income tax assets		-	-
4. Other assets	16	658.472	500.378
5. Provision for other assets	17	(129.917)	(99.356)
TOTAL ASSETS		103.302.689	92.176.268

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Quarter IV Year 2025

Unit: VND million

ITEMS	Notes	31 Dec 2025	31 Dec 2024
B. LIABILITIES AND OWNERS' EQUITY			
I. Borrowings from Government and the State Bank of Vietnam		-	-
II. Deposits and Borrowings from Other Credit Institutions	18	15.875.437	15.125.547
1. Deposits from other credit institutions		15.867.227	15.117.285
2. Borrowings from other credit institutions		8.210	8.262
III. Deposits from customers	19	72.010.409	63.521.494
IV. Derivative Financial Instruments and Other Financial Liabilities		-	112.476
V. Trust Funds and Other Borrowed Funds		-	-
VI. Issuance of Valuable Documents	20	3.475.125	3.928.457
VII. Other Liabilities		3.525.215	2.883.342
1. Interests, fees payable	21	1.388.819	1.002.054
2. Deferred corporate income tax		-	-
3. Accounts payable and other liabilities	22	2.136.396	1.881.288
TOTAL LIABILITIES		94.886.186	85.571.316
VIII. Equity and Funds	23	8.416.503	6.604.952
1. Equity of credit institutions		5.787.505	3.618.619
a. Chartered Capital		5.821.705	3.652.819
b. Treasury stocks		(34.200)	(34.200)
2. Funds of credit institutions		751.338	573.838
3. Exchange rate difference		-	-
5. Undistributed profit		1.877.660	2.412.495
TOTAL LIABILITIES AND OWNERS' EQUITY		103.302.689	92.176.268

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
Quarter IV Year 2025

Unit: VND million

ITEMS	Notes	31 Dec 2025	31 Dec 2024
OFF BALANCE SHEET ITEMS			
1. Loan Guarantee	36	5.600	-
2. Foreign exchange commitments	36	49.080.279	19.422.623
2.1 Foreign exchange commitments - buy		1.417.419	2.126.880
2.2 Foreign exchange commitments - sell		1.312.425	708.960
2.3 Swap commitments		46.350.435	16.586.783
3. Irrevocable loan commitments	36	4.004.158	4.005.233
5. Other guarantees	36	1.713.319	4.129.036
7. Uncollected interests and fees receivable	37	310.032	331.341
8. Bad debts written-off	38	3.088.589	2.585.844
9. Other assets and receipts	39	4.323.547	4.288.497

Rach Gia, January 14, 2026

Prepared by

Chief Accountant

Chairman

Thi Duyen

Vu Dang Xuan Vinh



Tran Ngoc Minh

Thi Duyen

Vu Dang Xuan Vinh

CONSOLIDATED INCOME STATEMENT
Quarter IV Year 2025

Unit: VND million

No.	Items	Notes	Quarter IV		Accumulated from the start of the year through the end of this quarter	
			Year 2025	Year 2024	Year 2025	Year 2024
1	Interest and similar income		2.243.135	1.794.571	8.397.136	7.111.246
2	Interest and similar expenses		(1.186.465)	(1.000.839)	(4.629.566)	(3.920.020)
I	Net interest and similar income	24	1.056.670	793.732	3.767.570	3.191.226
3	Fee and commission income		437.398	174.251	952.219	574.628
4	Fee and commission expenses		(12.004)	(26.909)	(54.514)	(94.153)
II	Net fee and commission income	25	425.394	147.342	897.705	480.475
III	Net gain/(loss) from foreign currencies and gold trading	26	33.097	35.818	88.418	42.009
IV	Net gain/(loss) from trading securities	27	63.241	-	63.241	-
V	Net gain/(loss) from investment securities	28	(30.866)	12.518	1.186	25.608
5	Other income		135.852	100.607	426.942	224.596
6	Other expenses		(5.998)	(1.521)	(17.778)	(7.333)
VI	Net gain/(loss) from other operating activities	29	129.854	99.086	409.164	217.263
VII	Income from capital contributions and equity investments		-	-	-	-
VIII	Operating expenses	30	(734.744)	(408.138)	(2.080.859)	(2.021.575)
IX	Operating profit before provision for credit losses		942.646	680.358	3.146.425	1.935.006
X	Provision for credit losses		(156.494)	(328.828)	(823.729)	(822.948)
XI	Profit before tax		786.152	351.530	2.322.696	1.112.058
7	Current corporate income tax expenses		(157.977)	(70.804)	(466.518)	(224.444)
8	Deferred income tax expenses (*)		-	-	-	(120)
XII	Corporate income tax expense	31	(157.977)	(70.804)	(466.518)	(224.564)
XIII	Profit after tax		628.175	280.726	1.856.178	887.494
XV	Earning per share (VND/share)	32			4.448	2.455

Rach Gia, January 14, 2026

Prepared by

Chief Accountant

Chairman

Thi Duyen

Thi Duyen

Vu Dang Xuan Vinh

Vu Dang Xuan Vinh



Tran Ngoc Minh

CONSOLIDATED CASH FLOW STATEMENT
Quarter IV Year 2025

Unit: VND million

ITEMS	Accumulated from the start of the year through the end of this quarter	
	Year 2025	Year 2024
CASH FLOWS FROM OPERATING ACTIVITIES		
01. Interest and similar income	7.984.230	7.155.784
02. Interest and similar expenses paid	(4.242.801)	(4.525.532)
03. Income from services	- 897.705	480.475
04. Differences of actual receipts/payments from operating activities (foreign currencies, gold, securities)	152.845	67.617
05. Other income	10.626	9.388
06. Receipts of debts written off and compensated by provisions for credit risks	397.220	207.123
07. Payments to employees and for management and administrative works	(1.913.174)	(1.628.024)
08. Tax actually paid during the year	(346.951)	(166.266)
Net cash flows from operating activities before changes in assets and working capital	2.939.700	1.600.565
(Increase)/decrease in operating assets		
10. (Increase)/Decrease in investment securities	(39.359)	404.988
11. (Increase)/Decrease in derivatives and other financial assets	(224.532)	-
12. (Increase)/Decrease in loans and advances to customers	(10.155.793)	(9.648.857)
13. (Decrease)/Increase in provisions for damages	(629.866)	(465.834)
14. (Increase)/Decrease in other operating assets	1.728.311	(1.409.507)
Increase/(decrease) in operating liabilities		
16. Deposits and borrowings from other CIs	749.890	(2.993.383)
17. Deposits from customers	8.488.915	6.524.123
18. Valuable papers issued	(453.332)	569.015
20. Derivative and other financial liabilities	(112.476)	87.072
21. Other operating liabilities	68.998	504.870
I. Net cash flows from operating activities	2.360.456	(4.826.948)
CASH FLOWS FROM INVESTING ACTIVITIES		
01. Payments for purchase of fixed assets	(42.334)	(92.084)
02. Proceeds from disposal of fixed assets	1.318	752
II. Net cash flows from investing activities	(41.016)	(91.332)
CASH FLOWS FROM FINANCING ACTIVITIES		
	-	-
III. Net cash flows from financing activities	-	-

CONSOLIDATED CASH FLOW STATEMENT
Quarter IV Year 2025

Unit: VND million

IV. Net cash flows during the year	2.319.440	(4.918.280)
V. Cash and cash equivalents at the beginning of the year	20.250.500	25.168.780
VI. Adjustments to impacts of exchange rate changes	-	-
VII. Cash and cash equivalents at the end of the year (Note no.33)	22.569.940	20.250.500

Rach Gia, January 14, 2026

Prepared by

Chief Accountant

Chairman

Thi Duyen

Vu Dang Xuan Vinh



Tran Ngoc Minh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

1. Business Highlights of Credit Institutions**a. Certificate of establishment, operation, validity period**

Kien Long Commercial Joint Stock Bank is established and operates under banking license No. 0056/NH-GP dated September 18, 1995 issued by the State Bank of Vietnam. Banking license No. 1115/GP-UB dated October 2, 1995 issued by the People's Committee of Kien Giang province. Business registration certificate No. 1700197787, first registered on October 10, 1995, issued by the Department of Planning and Investment of Kien Giang province and most recently adjusted on July 24, 2024.

Term of operation is 50 years since the license date.

The Bank's charter capital as of December 31, 2025 is: VND 5,821,705 million.(as of December 31, 2024 is VND 3,652,819 million)

b. Structure ownership: Share Capital**c. The Bank's principal activities**

- Mobilise short, medium and long-term capital in the form of term deposits, demand deposits; certificates of deposit.
- Providing short-term, medium-term and long-term credit to organizations and individuals based on the nature and capital capacity of the bank.
- Performing treasury payment operations and other banking services permitted by the State Bank of Vietnam;
- Contributing capital, purchasing shares, investing in bonds and trading in foreign currencies in accordance with the provisions of law.
- Providing asset management and preservation services, renting cabinets and safes.

d. Board of Directors

Full name	Position	Appointing/reappointing date
Mr. Tran Ngoc Minh	Chairman	Appointed on 09 July 2024
Ms. Nguyen Thi Hong Hanh	Vice Chairman	Appointed on 09 July 2024
Mr. Bui Thanh Hai	Member	Reappointed on 27 April 2023
Mr. Le Khac Gia Bao	Member	Appointed on 27 April 2023
Mr. Nguyen Cao Cuong	Member	Appointed on 27 April 2023
Ms. Nguyen Thi Thanh Huong	Member	Appointed on 27 April 2023
Ms. Nguyen Thuy Nguyen	Independent Member	Appointed on 27 April 2023
Mr. Kim Minh Tuan	Independent Member	Appointed on 26 October 2024
Mr. Nguyen Chi Hieu	Independent Member	Appointed on 26 October 2024

e. Board of Supervisors

Full name	Position	Appointing/reappointing date
Ms. Do Thi Tuyet Trinh	Head of Board	Appointed on 27 April 2023
Mr. Dang Minh Quan	Member	Reappointed on 27 April 2023
Ms. Hoang Thi Phuong	Member	Appointed on 26 April 2024
Ms. Nguyen Thi Khanh Phuong	Member	Appointed on 26 October 2024
Mr. Dao Ngoc Hai	Member	Appointed on 26 October 2024

f. Board of Directors and Chief Accountant

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

Full name	Position	Appointing/reappointing date
Mr. Tran Hong Minh	Acting General Director	By November 30, 2025
	General Director	Appointment dated December 1, 2025
Mr. Nguyen Hoang An	Deputy General Director	Reappointed on 01 July 2025
Mr. Nguyen Van Minh	Deputy General Director	Reappointed on 05 January 2023
Mr. Tran Van Thai Binh	Deputy General Director	Reappointed on 24 May 2025
Ms. Nguyen Thi Hong Van	Deputy General Director	Appointed on 03 January 2025
Mr. Do Van Bac	Deputy General Director	Resigned on 23 May 2025
Ms. Vu Dang Xuan Vinh	Chief Accountant	Reappointed on 30 October 2024

g. Legal representative

Mr. Tran Ngoc Minh Chairman of Board

h. Head office:

Head office of the Bank: 40-42-44 Pham Hong Thai, Rach Gia ward, An Giang province.

Until the issuing date of the consolidated financial statements, the Bank has had 1 head office, 2 representative office, 31 branches, 103 transaction offices in the whole country. The Bank has 1 subsidiary.

i. Subsidiary:

Kien Long Commercial Joint Stock Bank's One Member Limited Liability Company for Debt Management and Asset Exploitation was established under license number 1701452905, initially registered on November 12, 2010, with the most recent update on April 3, 2025, issued by the Department of Planning and Investment of Kien Giang Province. The subsidiary's main business activities include consulting, real estate brokerage, leasing of real estate and land use rights, management of loan debts and collateral assets; asset valuation and collateral file management, loan restructuring, and the purchase and sale of debts to/from credit institutions. As of September 30, 2025, the Bank's ownership interest and voting rights in this subsidiary were 100%.

j. Total number of employees to December 31, 2025: 3,225 employees.

Total Employees to December 31, 2024: 3,717 people.

2. Accounting Period and Reporting Currency

a. Fiscal year: The fiscal year starts on 1 January and ends on 31 December annually.

b. Reporting currency: VND.

3. Adoption of Accounting Standards and Policies**Disclosure of compliance with Vietnamese Accounting Standards and the prevailing regulations**

The Bank's consolidated financial statements are prepared at original cost and in compliance with Vietnamese Accounting Standards, the Financial Reporting Regime for Credit Institutions, the regulations of the State Bank of Vietnam, and relevant legal provisions related to the preparation of consolidated financial statements. The consolidated financial statements, therefore, do not aim to present the consolidated financial position of the Bank as well as its consolidated operating results and consolidated cash flows in accordance with accounting principles and practices accepted in countries and jurisdiction other than the Socialist Republic of Vietnam. The accounting principles and practices used in Vietnam may differ from those in other countries.

Accounting System

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**Quarter IV Year 2025****Unit: VND million**

The Bank applies the accounting system applicable to credit institutions in accordance with Decision No. 479/2004/QĐ-NHNN dated April 29, 2004, financial reporting policies for credit institutions under Decision No. 16/2007/QĐ-NHNN dated April 18, 2007, Circular No. 10/2014/TT-NHNN dated March 20, 2014, Circular No. 49/2014/TT-NHNN dated December 31, 2014 and Circular No. 22/2017/TT-NHNN dated December 29, 2017, Circular 27/2021/TT-NHNN dated December 31, 2021 issued by the State Bank of Vietnam and related accounting standards.

4. Applicable Accounting policies*Apply new guidelines**Law on Credit Institutions No. 32/2024/QH15*

On January 18, 2024, the National Assembly promulgated the Law on Credit Institutions No. 32/2024/QH15 ("Law on Credit Institutions 2024") regulating the establishment, organization, operation, early intervention, special control, reorganization, dissolution, bankruptcy of credit institutions, handling of bad debts, collateral of bad debts of credit institutions. The Law on Credit Institutions 2024 takes effect from July 1, 2024, replacing the Law on Credit Institutions No. 47/2010/QH12 dated June 16, 2010 and the Law amending and supplementing a number of articles of the Law on Credit Institutions No. 17/2017/QH14 dated November 20, 2017, except for a number of provisions effective from January 1, 2025.

Law No. 56/2024/QH15 dated November 26, 2024

On November 29, 2024, the National Assembly promulgated Law No. 56/2024/QH15 ("Law No. 56") amending and supplementing a number of articles of the Securities Law, the Accounting Law, the Independent Audit Law, the State Budget Law, the Law on Management and Use of Public Assets, the Tax Administration Law, the Personal Income Tax Law, the National Reserve Law, and the Law on Handling of Administrative Violations. Law No. 56 takes effect from January 1, 2025, except for a number of provisions that take effect from April 1, 2025 and January 1, 2026.

Official Dispatch No. 4848/NHNN-TCKT ("Official Dispatch No. 4848") issued on June 11, 2025 on accounting guidance for letter of credit operations and other business activities related to letters of credit

The State Bank has issued Official Letter 4848/NHNN-TCKT ("Official Letter 4848") dated June 11, 2025 providing guidance on accounting for letter of credit transactions and other activities related to letters of credit. Accordingly, the State Bank has applied Official Letter 4848 in preparing and presenting the consolidated interim financial statements for the reporting period ending December 31, 2025.

Decree 135/2025/ND-CP issued on June 12, 2025 on financial regime for credit institutions, foreign bank branches and financial supervision, evaluation of efficiency of State capital investment in credit institutions in which the State holds 100% charter capital and credit institutions with State capital.

The Government issued Decree 135/2025/ND-CP dated June 12, 2025 on the financial regime for credit institutions, foreign bank branches and financial supervision, evaluation of the efficiency of State capital investment in credit institutions with 100% State-owned charter capital and credit institutions with State capital. This Decree replaced Decree No. 93/2017/ND-CP dated August 7, 2017.

a. Foreign currency conversion

The exchange rate used for accounting of foreign currency buying and selling transactions is the actual buying and selling rate at the time of arising.

The exchange rate used to account for other foreign currency transactions to convert into Vietnam dong is the average exchange rate of buying and selling spot transfer of that foreign currency at the transaction date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**Quarter IV Year 2025****Unit: VND million**

The ending balance of monetary items in foreign currencies must be revalued at the spot exchange rate at the end of the last working day of the reporting period, if this rate is less than 1% compared to the weighted average buying and selling exchange rate of the last working day of the reporting period. If this exchange rate is greater than 1% compared to the weighted average buying and selling exchange rate of the last working day of the reporting period, the weighted average exchange rate should be used.

Exchange differences of transactions arising during the year and revaluation of monetary items denominated in foreign currencies at the end of the year are included in the income statement for the year.

Exchange rate as at December 31, 2025

26.248,5 VND/USD	168,04 VND/JPY
19.191 VND/CAD	17.601 VND/AUD
30.867 VND/EUR	33.192 VND/CHF
35.385 VND/GBP	836 VND/THB
20.465 VND/SGD	18,25 VND/KRW
15.207 VND/NZD	

b. Principles for consolidating the financial statements

Subsidiary is a company over which the Bank has the power to govern the financial and operating policies. The subsidiary's financial statements are consolidated into the Bank's since the date the Bank holds control over the subsidiary and no longer be consolidated since the Bank ceases its control right.

The bank records business combination using purchase method. The purchase cost includes the fair value at the date of exchanging assets, equity instruments issued by the purchaser and liabilities incurred or recognized plus directly expenses related to the purchase of the subsidiary.

Intra-company balances, transactions and unrealized profit between the subsidiary and the Bank have been eliminated when the consolidated financial statements are prepared. The unrealized loss has been eliminated too, except the case where the transactions indicate the devaluation of the handed-over assets. The accounting policies that the subsidiary applies have to be changed, in appropriate, to be in consistency with those applied by the Bank.

c. Derivative financial instruments and provision for losses

Derivative financial instruments are recorded in the Balance Sheet at the contract value on the date which the contract is entered into and then revaluated at the fair value in the end of each month. The profit or loss after the derivative financial instruments have been realized are recorded in the income statement. Unrealized profit or loss is recorded in the foreign exchange differences in the balance sheet at the month end and be transferred to the income statement at the year end.

d. Accounting for interest income, interest expenses and termination of interest accruals

The Bank records interest income and interest expenses by accrued method on daily basis. Interests on overdue loans are not recorded on accrual basis, but in the off- balance sheet. When a loan becomes overdue, the accrued interest will be deferred and recorded in the off-balance sheet. These interests will be recorded in the income statement once they are collected.

e. Fees and commissions income

Income from fee and commission include income from settlement service, treasury service, fee of guarantee and other services which are recorded when they are actually received.

f. Accounting for loans granted to customers, debt dealing**Accounting for loans granted to customers**

Recording and measuring loans to customers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

Loans granted to customers are stated at the balance of loan (principal) less provision for loss.

Short-term loans are those with a repayment date within one year, medium-term loans are those with a final repayment date between one and five years and long-term loans are those with a repayment date of more than five years.

Classification of debts

Debt classification for term deposits and loans to other credit institutions, unlisted corporate bonds, loans to customers, credit extension trusts (collectively, "debts") is performed monthly according to the quantitative method prescribed in Article 10 of Circular 31/2024/TT-NHNN dated June 30, 2024 ("Circular 31"). The Bank shall classify debts monthly based on the principal balance as at the last day of the preceding month.

Debts are classified according to the risk levels as follows: Qualified debt, Attention debt, Substandard debt, Doubtful debt and Potential loss of capital debt. Bad debts are debt which are classified as Substandard debt, Doubtful debt and Potential loss of capital debt. Debts are classified and provision at the end of each month of the fiscal year.

- Qualified debt (group 1) include: a) Debts that are due and assessed as being able to fully recover both principal and interest on time; b) Debts that are overdue for less than 10 days and are assessed as being able to fully recover overdue principal and interest and fully recover the remaining principal and interest on time. c) Debts are classified into group 1 because they meet the criteria to be classified into lower risk debt group.

- Attention debt (group 2) include: a) Debts that are overdue from 10 days to 90 days, except for debts specified at point (b) of standard debts and debts classified into groups of higher risks or b) Debts which have been adjusted for the first time for repayment are still within due date, except for loans classified and grouped with lower risks and debts classified into groups of higher risks according to regulations; or c) The debt is classified into group 2 because it meets the criteria to be classified into the group of lower-risk debt or because the debt is classified into the group of higher-risk debt according to regulations.

- Substandard debts (group 3) include: a) Debts that are overdue from 91 days to 180 days; except for the debt specified in Clause 3, Article 10 of Circular 31; or b) Debts renewed for the first time are still due; except for the debt specified at point (b) clause 2 and clause 3 Article 10 of Circular 11; or c) Debts eligible for interest exemption or reduction due to the customer's inability to pay interest in full as agreed, except for the debt specified in Clause 3, Article 10 of Circular 31; or d) Debts falling into one of the following cases that have not been recovered within less than 30 days from the date of issuance of a recovery decision: debts in violation of the provisions of Clauses 1,3,4,5,6 of this Article 134 Law on credit institutions or violating debt specified in Clauses 1,2,3,4, Article 135 of Law on Credit Institutions or violating debt specified in Clauses 1,2,5, Article 136 Law on credit institutions; e) Debts within the collection period according to inspection conclusions; f) Debts to be recovered under the decision on early debt recovery due to the customer's breach of the agreement have not been recovered within less than 30 days from the date of issuance of the recovery decision; or g) Debts are classified into group 3 according to the provisions of Clauses 2 and 3, Article 10 of Circular 31; or h) Debts that must be classified into group 3 according to the provisions of Clause 4, Article 8 of Circular 31.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**Quarter IV Year 2025****Unit: VND million**

- Doubtful debts (group 4) include: a) Debts that are overdue from 181 days to 360 days, except for the debt specified in Clause 3, Article 10 of Circular 11; or b) first-time rescheduled debt is overdue for up to 90 days according to the first-time rescheduled term, except for the debt specified in Clause 3, Article 10 of Circular 31; or c) the second time restructured debt is still due, except for the debt specified at point (b) clause 2 and clause 3 Article 10 of Circular 31; or d) the debt specified in point (d) of the substandard debt that has not been collected within the period from 30 days to 60 days from the date of the decision on collection; or e) Debts to be recovered under the decision of the inspector but beyond the time limit for collection according to the inspection conclusion by 60 days but still not recovered or f) Debts to be recovered under the decision on early debt collection issued by the customer. The goods in breach of the agreement have not been recovered within 30 days to 60 days from the date of the decision to withdraw; or g) Debts are classified into group 4 according to the provisions of Clause 2, Article 3, Article 10 of Circular 31; or h) Debts that must be classified into group 4 as prescribed in Clause 4, Article 8 of Circular 31.

- Potential loss of capital debt (group 5): a) Debts that are overdue for more than 360 days; or b) First-time rescheduled debt is overdue for 91 days or more according to the first rescheduled repayment term; or c) Debts which have been restructured for the second time and are overdue according to the second restructured repayment term; or d) Debts which have been rescheduled for the third time or more, even if they are not overdue or overdue; or e) Debts specified at point (d) of sub-standard debts that have not been recovered for more than 60 days from the date of issuance of a decision on recovery; or f) Debts to be recovered under the inspection decision but still not recovered by more than 60 days past the time limit for collection according to the inspection conclusion; or g) Debts to be recovered under the decision on early debt recovery because the customer has not recovered from the agreement's violation for more than 60 days from the date of the decision on recovery; or h) Debts of customers being credit institutions announced by the State Bank of Vietnam to be placed under special control, or foreign bank branches whose capital and assets are frozen; or i) Debts classified into group 5 according to the provisions of Clause 3, Article 10 of Circular 11; or j) Debts that must be classified into group 5 according to the provisions of Clause 4, Article 8 of Circular 31.

The bank has implemented a restructuring of debt repayment terms while maintaining the current debt classification to support customers facing difficulties in their business operations and those struggling to repay loans for living and consumption needs, in accordance with Circular No. 02/2023/TT-NHNN dated April 23, 2023, and Circular No. 06/2024/TT-NHNN dated June 18, 2024, issued by the State Bank of Vietnam.

Debts are classified into the group of lower-risk debts in the following cases:*For overdue debt*

- The customer has fully paid the overdue principal and interest (including interest applicable to the overdue principal) and the principal and interest of the following repayment terms within a minimum period of 03 (three) months for medium-term and long-term debt, 01 (one) month for short-term debt, from the date of starting to fully pay overdue principal and interest; and the bank has documents and records to prove that the customer has paid the debt;
- The bank has sufficient information and documents to assess that customers are capable of fully paying the remaining principal and interest on time.

For debt with repayment term structure

- The customer has fully paid the principal and interest according to the restructured repayment term for at least 03 (three) months for medium-term and long-term debt, 01 (one) month for short-term debt, from the date of commencement of full payment of principal and interest according to the restructured term.
- The bank has sufficient information and documents to assess that customers are capable of fully paying the remaining principal and interest on time.

Debts are classified into higher risk debt group in the following cases:

- The indicators of profitability, solvency, debt-to-capital ratio, cash flow, and debt repayment ability of customers decreased continuously through 03 times of continuous assessment and classification of debts.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

- The customer fails to provide sufficient, timely and truthful information at the request of the credit institution, foreign bank branch to assess the customer's debt repayment ability.
- Debts that have been classified into group 2, group 3, group 4 according to the provisions of points a and b of this clause for 01 (one) year or more but are not eligible for classification into the group of lower-risk debts.
- Debts for which the act of credit extension is administratively sanctioned as prescribed by law.

The bank is required to use the risk classification results provided by the Credit Information Center of the State Bank ("CIC") to classify the bank's loans to customers into the higher-risk group between the debt group assessed by the bank and the debt group provided by CIC.

In the event that a customer has more than one debt with the bank and any debt is transferred to a higher-risk debt group, the bank is required to classify the remaining debts of that customer into debt groups that have a commensurate level of risk.

Provision for credit risk

Provision for credit losses includes general and specific provisions.

Specific provision

In accordance with Decree No. 86/2024/ND-CP dated July 11, 2024 ("Decree 86"), the Bank has established specific provisions for credit risk based on the provisioning ratio corresponding to the loan classification results and the outstanding principal balance, net of the discounted value of collateral. Specific provisions are calculated based on the loan classification results and the outstanding principal balance as of the last working day of the month.

Specific loan is made for the losses that may happen to each individual loan with the provision rate applicable to each group as follows:

Debt classification	Specific provisioning rate
Group 1 Current debts	0%
Group 2 Special mentioned debts	5%
Group 3 Sub-standard debts	20%
Group 4 Doubtful debts	50%
Group 5 Loss debts	100%

Specific provision is calculated on the balance of loans to each customer on the last working day of each month less the amortized value of the collateral. The deduction rate of collateral is specified in Clause 2, Article 6 of Circular 86.

Pursuant to Clause 1, Article 7 of Decree 86, general provision is made to provide for unspecified losses during debt classification and individual provisioning and in cases where credit institutions face financial difficulties, mainly when the quality of the debt deteriorates. Accordingly, the Bank must make and maintain a general provision equal to 0.75% of the total balance of loans from group 1 to group 4, except for the following:

- Deposits at credit institutions, foreign bank branches as prescribed by law and deposits at overseas credit institutions.
- Loans and purchases with term of valuable papers between credit institutions, foreign bank branches in Vietnam.
- Purchases of certificates of deposit and bonds issued domestically by other credit institutions or foreign bank branches;
- Purchases and resales of government bonds on the securities market in accordance with the laws on issuance, registration, depository, listing, and trading of government debt instruments on the securities market;
- Other debts arising from activities specified in Clause 2, Article 3 of Decree 86 between credit institutions and foreign bank branches in Vietnam as prescribed by law.

Using provision risk

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**Quarter IV Year 2025****Unit: VND million**

Provisions are recognized as an expense in the consolidated statement of income and are used to settle debts classified in group 5, liquidated, bankrupt, or deceased or missing person and to deal with the loss of property for the debt in accordance with the provisions of Article 11 of Circular 86/2024/TT-NHNN.

Handling credit risks

From the date of using provisions to handle risks and after implementing measures to recover the debt but failing to do so, the bank is authorized to write off the risk-handled debt from the off-balance sheet based on Article 12 of Decree 86/2024/ND-CP.

g. Accounting for securities dealing, investing activities**Securities trading**

Trading securities are securities acquired with the intent to sell them in the near future to profit from short-term price fluctuations.

Accounting principles for recognizing the value of trading securities: Trading securities are initially recorded at their purchase cost (original cost), which includes the purchase price plus (+) any directly attributable costs (if any). Subsequently, they are carried at cost less any impairment allowance.

Profit or loss on trading securities is recognized in the income statement on a net basis.

Securities that are not actively traded or for which market values cannot be reliably determined are not subject to impairment and are carried at cost.

Income earned during the holding period of trading securities is recognized in the income statement on a cash basis.

Investment in securities

Investment securities consist of securities held to maturity and securities available for sale. Banks classify investment securities at the time of purchase as either held-to-maturity securities or securities available for sale. According to Circular No. 2601/NHNN-TCKT dated April 14, 2009 of the State Bank of Vietnam, banks are allowed to reclassify investment securities at most once after the initial classification at the time of purchase.

Available-for-sale securities are debt or equity securities held for an indefinite period and can be sold at any time.

Held-to-maturity securities are debt securities whose terms and payments are fixed or identifiable and the Board of Management intends and can hold to their maturity.

Accounting principles for recognizing the value of investment securities: Trading securities are initially recorded at their purchase cost (original cost), which includes the purchase price plus (+) any directly attributable costs (if any). Subsequently, they are carried at cost less any impairment allowance.

Held-to-maturity securities are carried at cost less any impairment loss. An impairment loss is recognized when the market value of the securities falls below the carrying amount or when there are indications of a decline in value based on the assessment of the General Director.

Any premium or discount arising from the purchase of held-to-maturity securities is amortized to the income statement of the bank over the life of the securities using the straight-line method.

Interest income earned after the purchase of held-to-maturity securities is recognized in the income statement on an accrual basis.

Securities that cannot be actively traded on the market or whose market value cannot be determined shall not be provided for and shall be reflected at cost.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

Available-for-sale debt securities and held-to-maturity debt securities are initially recognized at cost, which includes the purchase price plus directly attributable costs such as brokerage fees, transaction fees, information fees, taxes, levies, and bank charges. Subsequently, these securities are carried at amortized cost (affected by the amortization of discount and premium) less allowance for credit losses (including allowance for credit losses and impairment losses). The premium or discount arising from the purchase of debt securities is amortized to the income statement using the straight-line method over the holding period.

Listed available-for-sale debt securities are carried at cost less impairment loss by referring to the closing price on the Hanoi Stock Exchange at the end of the fiscal year. The bank does not recognize an allowance for held-to-maturity debt securities unless there are indications of a prolonged decline in the value of the securities or there is convincing evidence that the bank is unlikely to recover the full amount of the investment.

Unlisted available-for-sale debt securities and held-to-maturity debt securities are carried at cost less allowance for credit losses in accordance with Circular No. 86/2024/TT-NHNN.

Income earned during the holding period of trading securities is recognized in the income statement on a cash basis.

Interest earned after the purchase of available-for-sale debt securities and held-to-maturity debt securities is recognized in the income statement on an accrual basis. Any accrued interest prior to the purchase by the bank shall be deducted from the purchase price.

Discontinuation of recognition of investment securities

Investment securities are derecognized on the trade date for listed securities or when the bank has formally transferred ownership in accordance with the law for unlisted securities.

h. Investments in subsidiaries

Investments in subsidiaries are recognized when the Bank holds more than 50% of the voting rights and has the power to govern the financial and operating policies so as to obtain benefits from its activities. When the Bank no longer holds control of the Subsidiary, the investment in the subsidiary is reduced. Investments in Subsidiaries are stated in the financial statements using the historical cost method.

The cost method is a method of accounting where an investment is initially recognized at cost, and then not adjusted for changes in investors' share of the investee's net assets. The income statement reflects only the income of investors divided from the accumulated net profits of the investee arising after the date of investment.

Provision for losses on investments in subsidiaries is established when the Bank determines that these investments have suffered a permanent and unexpected decline in value due to the losses incurred by the invested subsidiaries.

i. Principles for recognition of tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred beyond their originally assessed standard of performance are capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the year.

When the assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in the consolidated income statement.

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets consists of the actual purchase price less (-) trade discounts or reduction plus (+) taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering is the finalisation price of the construction project, other relevant fees plus (+) registration fee (if any).

Fixed assets which are buildings, structures attached to land use right, the value of land use right is computed consolidatedly and recorded as intangible fixed assets.

j. Principles for recording intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization. The original cost of a intangible fixed asset comprises all costs of owning the asset to the date it is put into operation as expected.

Purchase of separate intangible fixed assets

The original cost of purchased intangible fixed assets shall consist of the actual purchase price payable less (-) trade discounts or reduction plus (+) taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation. The land use rights which are purchased together with buildings, structures will be determined separately and recorded as intangible fixed assets.

Land use right

The original cost of an intangible fixed asset which is the land use right shall be the payment made to obtain the lawful land use right plus (+) compensatory payments for clearance of site, expenses for leveling the ground, registration fee...or land use right as contribution in joint-venture.

Computer software

Computer software is the total cost incurred by the Bank up to the time the software is put into use.

k. Method of depreciating and amortizing fixed assets:

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows:

<i>Buildings and structures</i>	<i>5 - 50 years</i>
<i>Machinery and equipment</i>	<i>5 - 15 years</i>
<i>Transportation and facilities</i>	<i>6 - 10 years</i>
<i>Office equipment</i>	<i>3 - 8 years</i>
<i>Other fixed assets</i>	<i>5 - 10 years</i>
<i>Intangible fixed assets</i>	<i>3 - 8 years</i>

Land use rights which are granted for a definite term are amortized in conformity with the term stated in the certificate of land use right.

Land use rights which are granted for an indefinite term are carried at cost and not amortized.

l. Accounting for finance leases

Operating leases: Leases where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight-line basis over the period of the lease.

m. Cash and cash equivalents:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

In the statement of cash flows: cash and cash equivalents includes cash, precious metal and gemstones, payment deposits at the State Bank of Vietnam, demand deposits and deposits with the term of under 90 days since deposit date at other credit institutions, government bond and other short-term valuable paper qualified to be discounted, securities with recoverable or maturity term of less than 3 months since purchase date, convertible to certain amount, containing not many risks relating to value change, and bare for the purpose of meeting engagement of short-term payment rather than for investment or others.

n. Provisions, contingent liabilities and unidentified assets

Provisions are recorded when: the Bank has present obligations as a result of past events; It is probable that an outflow of resources will be required to settle the obligation; The obligation is estimated reliably; Provision is not recorded for the operating loss in the future.

When there are similar obligations, the possibility of outflow of resources due to the settlement of obligations is determined by considering the whole group in general. Provision will be made though the outflow due to obligation settlement is very small.

Provision is calculated at present value of estimated expenses for settling debts at the discount interest rate before tax and reflects the assessment based on present market of the market price of currency and specific risk of those debts. The increase of provision throughout time will be recorded as interest expense.

Other assets are considered for risk provisioning for on-balance sheet assets based on the age of overdue debt or the expected loss that may occur in the event that the debt has not yet reached maturity but the economic organization is bankrupt or undergoing dissolution procedures; the debtor is missing, absconding, being prosecuted, tried by law enforcement agencies, or serving a sentence or has died. The provisioning costs incurred are accounted for in operating expenses during the year.

For overdue assets, the Bank applies provisioning rates based on the duration of overdue payments as guided by Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on August 8, 2019, and amended by Circular No. 24/2022/TT-BTC issued by the Ministry of Finance on April 7, 2022. These provisions are applied to each bad debt based on the aging of overdue debts or the estimated potential loss. Increases or decreases in the provision balance for bad debts to be established as of the end of the financial year are recognized as operating expenses.

p. Accounting for obligations to employees

The Bank records salaries, wages and other payables to employees in the operating expenses in the period on the basis of salary expenses incurred in the period. The salaries, wages to employees are based on the conditions and level provided in the following documents: Labor Law of Vietnam, Labor Contract, Union Agreement, Financial Statue of the Bank and Group, Statute on bonus regulated by the Chairman, General Manager, Director on the basis of the Bank, Group's Financial Statute.

q. Principles and methods of recording current corporate income taxes, deferred corporate income taxes:

Corporate income taxes for the year comprises current and deferred tax when profit or loss of one accounting period is determined.

Current corporate income tax is the tax payable (or recoverable) on the taxable income and tax rate enacted in current year in accordance with the law on corporate income tax.

Deferred corporate income tax is provided for temporary on the date of balance sheet differences between the carrying amounts of assets and liabilities and book value financial reporting purposes and the amounts used for taxation purposes. Deferred income tax liability is provided for all temporary differences, deferred income tax asset is only provided when there is enough taxable profit in the future for deducting the temporary differences.

The carrying amount of deferred corporate income tax assets must be reassessed at each balance sheet date and reduced to the extent that it is certain that sufficient taxable profit will be available to allow the benefit of part or all of that deferred tax assets to be utilized. The unrecognized deferred tax assets will be reassessed at each balance sheet date and recognized to the extent that it has become certain sufficient taxable profit will allow the deferred tax asset to be utilized.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

The deferred tax is charged or credited in the income statement except when it relates to items recognized directly to equity, in which case the deferred tax is also dealt with in equity.

The Bank offsets deferred tax assets and deferred tax liabilities only to the extent that it has a legally enforceable right to set off current tax assets against current tax liabilities and other assets. deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the same taxable entity and the enterprise intends to pay current tax liabilities and current tax assets on a net basis.

The tax amounts payable to the State budget will be finalized with the tax office. Differences between the tax amounts payable specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

r. Owners' Equity

Chartered capital: The capital sourced from shares, securities purchased by members or shareholders or added from the profit after tax in accordance with the Resolution of annual shareholders' meeting or the Company's charter. Business fund will be recorded at the actual contributed capital by cash or assets computed at the par value in the early establishment period or additional mobilization to expand operation scale.

Share premium: The difference between the actual inflow over and above the nominal value of the first issued, additionally issued share and differences between the actual inflow over the repurchasing price in case of treasury share issuance. In case where shares are bought to cancel immediately at the purchase date, shares' value for business capital written down at purchase date is the actual repurchase price and the business resource should be written down in details according to the par value and share premium of the repurchased shares.

Principles for recognizing undistributed profit

Principle for recognizing undistributed profit: the undistributed profit is recorded as the profit (loss) from the Company's result of operation after lessing (-) the current year corporate income tax and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous year.

The distributing of profit and fund appropriation are based on the charter of the Company approved by the annual shareholder meeting.

s. Earnings per share

Basic earnings per share is calculated by dividing net income available to common shareholders after appropriating to Bonus and Welfare Fund by the weighted-average number of common shares outstanding during the period.

t. Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Bank. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Bank that gives them significant influence over the enterprise, key management personnel, including Board of General Directors, Board of Management of the Bank and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

u. Segment report

A reportable segment includes business segment or a geographical segment.

A business segment is a distinguishable component of the Bank that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

A geographical segment is a distinguishable component of the Bank that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

To support management activities, the Bank, with its nationwide scale, presents its primary segment reporting by business sector, while secondary segment reporting is prepared by geographical region.

Additional Information on the Items of the Consolidated Statement of Financial Position

	31 Dec 2025	31 Dec 2024
5. Cash, gold, silver, gemstones		
Cash in VND	578.881	517.848
Cash in foreign currency	23.258	20.562
Total	602.139	538.410

	31 Dec 2025	31 Dec 2024
6. Deposits at the State Bank of Vietnam		
VND	4.889.104	4.202.344
Foreign currencies	913.897	5.142
Total	5.803.001	4.207.486

It reflects the accounts for demand deposits and required reserve deposits at the State Bank of Vietnam (SBV) according to regulations. Required reserves are determined in accordance with SBV regulations, with the following reserve ratios:

- Demand deposits and time deposits with terms under 12 months: 3% for VND, 8% for foreign currency.
- Time deposits with terms of 12 months or more: 1% for VND, 6% for foreign currency.
- Overseas deposits: 1% for foreign currency.

	31 Dec 2025	31 Dec 2024
7. Deposits at other Credit Institutions and Loans Granted to other Credit Institution		
Demand deposits		
VND	5.135.536	3.059.725
Foreign currencies	191.216	527.534
Term deposits		
VND	10.444.320	9.385.345
Foreign currencies	393.728	2.532.000
Total	16.164.800	15.504.604

8. Derivative financial instruments and other financial liabilities

	Total contract value (at contract effective exchange rate)	Total book value (at end-of-period exchange rate)
		Assets Liabilities
As at Dec 31, 2025		
Foreign exchange swap transactions	6.096.401	268.551
Foreign exchange forward contracts	3.876.300	44.019
Total	9.972.701	268.551 44.019
As at December 31, 2024		
Foreign exchange swap transactions	1.944.849	106.071
Foreign exchange forward contracts	246.795	6.405
Total	2.191.644	112.476

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

	31 Dec 2025	31 Dec 2024
9. Loan to customers		
Loans granted to local economic institutions, individuals	71.587.702	61.431.909
Total	71.587.702	61.431.909
Analysis by loan quality	31 Dec 2025	31 Dec 2024
<i>(Loan classification is presented according to the regulations in Circular 31/2024/NHNN and adjusted according to CIC)</i>		
Group 1 - Current debts	69.418.870	59.353.660
Group 2 - Special mentioned debts	834.107	837.674
Group 3 - Sub-standard debts	239.102	231.594
Group 4 - Doubtful debts	470.205	170.332
Group 5 - Loss debts	625.418	838.649
Total	71.587.702	61.431.909
Analysis by loan term	31 Dec 2025	31 Dec 2024
Short-term	37.632.322	38.555.215
Medium	26.907.503	19.621.779
Long-term	7.047.877	3.254.915
Total	71.587.702	61.431.909
Analysis by type of customer and form of business	31 Dec 2025	31 Dec 2024
Business households and individuals	15.538.768	14.093.586
Limited Liability Company	51.878.228	42.429.072
Joint stock company	4.170.706	4.909.251
Total	71.587.702	61.431.909
Analysis by industry	31 Dec 2025	31 Dec 2024
Production of material products and services for private consumption by households	7.375.639	3.921.624
Agriculture, forestry and aquaculture	4.117.099	4.712.515
Other service activities	870.647	12.418.593
Financial, banking and insurance activities	8.883	0
Real estate sector (business, self-use)	7.762.567	9.108.693
Wholesale and retail, repairing motors, vehicles and other engines	16.602.676	13.209.112
Construction	32.896.189	17.515.810
Transportation and warehousing	24.306	11.070
Processing and manufacturing industry	611.690	309.705
Accommodation and food services	1.161.757	121.637
Healthcare and social assistance activities	32.562	28.722
Information and communication	3.194	3.862

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

	Unit: VND million	
Education and training	31.709	30.030
Production and distribution of electricity, gas, hot water, steam and air conditioning	552	3.628
Art and amusement activities	19.248	3.240
Mineral extraction	11.466	8.596
Administrative activities and support services	39.784	10.196
Professional, scientific, and technical activities	10.440	1.782
Water supply; waste management and treatment activities	7.294	13.094
Total	71.587.702	61.431.909
10. Provision for loan losses	31 Dec 2025	31 Dec 2024
Details of provision balance		
General provision	532.216	454.450
Specific provision	641.994	525.897
Total	1.174.210	980.347
	General Provisions	Specific Provisions
Current period		
Opening balance	454.450	525.897
Provisions made /(reversed)	77.766	745.963
Use of reserves during the period	-	(629.866)
Closing balance	532.216	641.994
	General Provisions	Specific Provisions
Prior year		
Opening balance	364.535	258.698
Provisions made /(reversed)	89.915	733.033
Credit risk provision utilization during the year	-	(465.834)
Closing balance	454.450	525.897
11. Investment securities	31 Dec 2025	31 Dec 2024
<i>Investment securities available for sale</i>		
<i>Debt securities</i>		
Government Securities	1.343.760	1.298.447
Total	1.343.760	1.298.447
<i>Held-to-maturity investment securities</i>		
Government Bonds	1.669.561	1.675.515
Sub-total	1.669.561	1.675.515
Total	3.013.321	2.973.962

KIEN LONG COMMERCIAL JOINT STOCK BANK

40-42-44 Pham Hong Thai, Rach Gia Ward

An Giang Province, Vietnam

Form: B05a/TCTD-HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**Quarter IV Year 2025****Unit: VND million****12. Tangible fixed assets**

Items	Buildings, structures	Machinery equipment	Transportation Facilities	Office equipment	Others fixed assets	Total
Original Cost						
Opening balance	728.825	83.392	152.027	184.302	22.905	1.171.451
Purchase for the year	69	961	-	883	409	2.322
Construction investment completed	-	-	24.026	17.550	-	41.576
Disposals, sales	(188)	(873)	(5.617)	(230)	-	(6.908)
Closing balance	728.706	83.480	170.436	202.505	23.314	1.208.441
Acc. Depreciation						
Opening balance	245.354	53.168	113.898	120.317	15.622	548.359
Depreciation during the period	27.772	6.065	8.610	11.815	889	55.151
Disposals, sales	(188)	(873)	(5.617)	(230)	-	(6.908)
Closing balance	272.938	58.360	116.891	131.902	16.511	596.602
Net book value	-	-	-	-	-	-
Opening balance	483.471	30.224	38.129	63.985	7.283	623.092
Closing balance	455.768	25.120	53.545	70.603	6.803	611.839

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

13. Intangible fixed assets

Items	Land use right	Computer software	Other intangible assets	Total
Original cost				
Opening balance	686.287	227.825	20.014	934.126
- Purchase in the year		-		-
- Transfers from construction in progress		2.000		2.000
Closing balance	686.287	229.825	20.014	936.126
Acc. Amortization				
Opening balance	14.163	109.399	18.695	142.257
- Charge for the year	1.840	20.634	1.022	23.496
Closing balance	16.003	130.033	19.717	165.753
Net book value				
Opening balance	672.124	118.426	1.319	791.869
Closing balance	670.284	99.792	297	770.373

14. Receivables

	31 Dec 2025	31 Dec 2024
Construction or purchase of fixed assets in progress	7.580	11.145
Amount for supporting interest rate awaiting the State's payment	3.822	3.943
Office rental deposit and contract advance	39.735	33.683
Input VAT	586	586
Advance for professional purposes	3.276	2.273
Receivables from warehouse and office rental services	3.111	3.459
Receivables from credit card operations and Banknetvn	817.106	1.098.367
Receivables from buyout transactions with no recourse to the documents under the letter of credit	2.240.000	4.000.000
Deposit at international payment organizations	42804	35902
Others	206.318	101.510
Total	3.364.338	5.290.868

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

Unit: VND million

	31 Dec 2025	31 Dec 2024
15. Interests and fees receivable		
Interest receivable from deposits	2.749	28.982
Interest receivable from securities investment	24.054	22.897
Interest receivable from credit activities	1.656.153	1.301.275
Interest receivable from derivative financial instruments	123.343	40.239
Total	1.806.299	1.393.393
16. Other assets		
Cost awaiting allocation	483.061	315.602
Tools and instruments	12.616	12.438
Assets for debt assignment have transferred ownership to the Bank pending processing	117.460	117.460
Other assets	45.335	54.878
Total	658.472	500.378
17. Provisions for risks from other assets		
Provisions for risks from foreclosed assets	(66.242)	(42.494)
Provisions for doubtful debts	(63.675)	(56.862)
Total	(129.917)	(99.356)
18. Cash deposited and borrowed from other credit institutions		
Demand deposits	5.029.150	3.025.715
Term deposit		
VND	10.444.350	9.382.330
Foreign currencies	393.728	2.709.240
Borrowing		
VND	7.601	7.601
Foreign currencies	608	661
Total	15.875.437	15.125.547
19. Deposits from customers		
Demand deposits		
VND	5.830.197	4.068.343
Foreign Currencies	10.129	8.135
Term deposits		
VND	1.530.916	2.043.515
Savings		
Non - term savings deposits in VND	16.546	11.527
Non - term savings deposits in foreign currencies	4.074	3.662
Term savings deposits in VND	64.559.083	57.335.634
Term savings deposits in foreign currencies	50.880	41.182

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

Unit: VND million

Margin deposits		
VND	8.584	9.496
Foreign Currencies	-	-
Total	72.010.409	63.521.494
- Explanation according to customer and type of business	31 Dec 2025	31 Dec 2024
Deposits from economic institutions	4.225.025	3.484.625
Joint stock company	2.897.610	1.538.298
Limited company	670.292	868.050
Private enterprise	5.550	1.519
Others	651.573	1.076.758
Deposits from individuals	67.785.384	60.036.869
Total	72.010.409	63.521.494
20. Issuance of Valuable Documents	31 Dec 2025	31 Dec 2024
Certificate of deposit in VND	66.537	3.128.457
Bonds	3.408.588	800.000
Total	3.475.125	3.928.457
21. Interests, fees payable	31 Dec 2025	31 Dec 2024
Interest payable on deposits	1.220.173	969.428
Interest payable on issuance of securities	71.015	32.399
Interest payable on loan	7	6
Interest payable on derivative financial instruments	97.624	221
Total	1.388.819	1.002.054
22. Other liabilities and provision for other risks	31 Dec 2025	31 Dec 2024
- Payables to staffs	324.621	266.144
- Taxes and other payables to the State (Note 35)	267.734	117.372
- Bonus and welfare fund (i)	82.389	45.583
- Other payables pending settlement	1.136.990	1.025.286
<i>Payments must be made from credit card transactions, Banknet</i>	<i>1.126.554</i>	<i>1.009.546</i>
<i>Other outstanding payments</i>	<i>10.436</i>	<i>15.740</i>
- Transfer amounts payable	10.348	3.678
- Funds held in custody and awaiting payment	19.943	8.806
- Others	294.371	414.419
Total	2.136.396	1.881.288
(i) Changes in bonus and welfare fund	Current period	Previous Period
Opening balance	45.583	6.415
Provision to the fund	44.627	40.101
Used durant the period	(7.821)	(933)
Closing balance	82.389	45.583

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

Unit: VND million

23. Capital and funds of credit institutions

Comparison schedule for changes in Owner's Equity

	Chartered Capital	Treasury share	Credit institution fund	Exchange rate difference	Undistributed profit	Total
Opening balance	3.652.819	(34.200)	573.838	-	2.412.495	6.604.952
Increase charter capital from stock dividends	2.168.886				(2.168.886)	-
Profit during the period		-	-	-	1.856.178	1.856.178
Exchange rate difference				-		-
Appropriation to funds (*)		-	177.500	-	(177.500)	-
Appropriation to bonus and welfare funds		-	-	-	(44.627)	(44.627)
Closing balance	5.821.705	(34.200)	751.338	-	1.877.660	8.416.503
Shares					31 Dec 2025	31 Dec 2024
Number of shares issued					582.170.526	365.281.878
- Common shares					582.170.526	365.281.878
Number of shares repurchased					(3.800.000)	(3.800.000)
- Common shares					(3.800.000)	(3.800.000)
Number of outstanding shares					578.370.526	361.481.878
- Common shares					578.370.526	361.481.878

Outstanding share price: 10,000 VND

(*) Bank's Funds

	Charter Capital	Financial reserve	Other funds	Total
Opening balance	128.970	444.865	3	573.838
Increased during the period	88.750	88.750	-	177.500
Closing balance	217.720	533.615	3	751.338

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

Additional Information for Items Presented in the Income Statement

The information presented in this section: The current period is from 01/01/2025 to 31/12/2025; the previous period is from 01/01/2024 to 31/12/2024

24. Net interest income

	Current period	Previous Period
Interest income and similar incomes		
Interest income from deposits	570.261	398.727
Interest income from loans to customers	7.322.733	6.231.101
Interest income from investing in securities	74.537	145.477
Income from guarantee activities	30.512	57.647
Other income from credit activities	399.093	278.294
	<u>8.397.136</u>	<u>7.111.246</u>
Interest expense and similar expenses		
Payment interest from deposits	(4.199.758)	(3.297.472)
Payment interest from borrowings	(7.216)	(194.697)
Interest expenses on valuable papers issued	(280.845)	(221.614)
Other expenses on credit activities	(141.747)	(206.237)
	<u>(4.629.566)</u>	<u>(3.920.020)</u>
Total	<u>3.767.570</u>	<u>3.191.226</u>

25. Net gain/loss from services:

	Current period	Previous Period
Service revenue		
Revenue from payment services	870.991	483.655
Revenue from office rental services	180	992
Revenue from property appraisal services	19.241	17.014
Revenue from treasury, trust and agency services	228	304
Revenue from insurance business services	41.348	52.446
Other services	20.231	20.217
	<u>952.219</u>	<u>574.628</u>
Service expenses		
Payment service costs	(34.255)	(34.391)
Consulting services	(4.024)	(4.049)
Postal charges for telecommunications networks	(19.938)	(45.796)
Other service expenses	3.703	(9.917)
	<u>(54.514)</u>	<u>(94.153)</u>
Net gain (loss) from services	<u>897.705</u>	<u>480.475</u>

26. Net gain/loss from dealing in foreign currencies

	Current period	Previous Period
Gains from dealing in foreign currencies		
Gain from foreign currencies spot trading	207.791	333.936
Gain from currency derivatives financial instruments	66.131	98.163
Expenses of dealing in foreign currencies		
Losses from foreign currencies spot trading	(30.417)	(24.343)
Losses from currency derivatives financial instruments	(155.087)	(365.747)
Net gain/loss from dealing in foreign currencies	<u>88.418</u>	<u>42.009</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

	Unit: VND million	
	Current period	Previous Period
27. Net gain/loss from dealing in trading securities		
Income from trading securities	63.241	
Total	63.241	0
28. Net gain/loss from dealing in investment securities		
Income from trading of investment securities	1.186	27.209
Expenses for trading of investment securities	-	(1.601)
Gain/loss from dealing in investment securities	1.186	25.608
29. Net gain/loss from other activities		
Income from sale of assets for debt assignment	7.460	1.600
Income from reversal of receivables	5.010	207.123
Income from bad debts has been handled by risk provisions	397.200	6.045
Revenue from debt trading operations		
Others	7.772	9.828
	426.942	224.596
Other expenses		
Cost of social work activities	(8.429)	(5.329)
Expenses on debt trading operations	(4.320)	-
Costs of debt resolution	(5.029)	(2.004)
	(17.778)	(7.333)
Net gain/loss from other activities	409.164	217.263
30. Net gain/loss from other operating income		
1. Tax, duties and fees	29.285	26.385
2. Salaries	1.288.892	1.323.461
In which:		
<i>Salaries and allowances</i>	<i>1.133.481</i>	<i>1.168.016</i>
<i>Additional expenses based on salary</i>	<i>81.301</i>	<i>76.665</i>
<i>Uniforms and related expenses</i>	<i>74.110</i>	<i>78.780</i>
3. Assets	287.893	259.851
In which:		
<i>Depreciation expenses of fixed assets</i>	<i>78.533</i>	<i>81.639</i>
<i>Asset rental expenses</i>	<i>128.287</i>	<i>110.941</i>
<i>Asset repair and maintenance expenses</i>	<i>53.220</i>	<i>43.096</i>
<i>Expenses for purchasing labor tools</i>	<i>27.277</i>	<i>23.815</i>
<i>Other expenses</i>	<i>576</i>	<i>360</i>
4. Expenses for public administrative management activities	335.845	257.669
In which:		
<i>Expenses of advertising, marketing, promotions and office materials</i>	<i>78.416</i>	<i>58.852</i>
<i>Business trip expenses</i>	<i>17.156</i>	<i>15.237</i>
<i>Expenses of electricity, water, cleaning, petrol</i>	<i>43.296</i>	<i>45.957</i>
<i>Expenses of communication, research and application of science and techno.</i>	<i>41.083</i>	<i>30.285</i>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

		Unit: VND million
<i>Training expenses</i>	4.100	2.561
<i>Conference, reception and celebration expenses</i>	109.746	80.390
<i>Other expenses</i>	42.048	24.387
5. Paying insurance premiums and preserving customers' deposits	103.373	84.157
6. Provision for credit losses on on-balance sheet assets	35.571	70.052
Total	2.080.859	2.021.575

31. Corporate income tax

Current period	Previous Period
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The Bank is required to pay corporate income tax on taxable income at a tax rate of 20%.

Current corporate income tax expenses of companies within the Group are as follows:

Kien Long Commercial Joint Stock Bank	464.317	223.278
Kien Long Bank Asset and Debt Managent Company	2.201	1.166
Total	466.518	224.444

The determination of corporate income tax payable by the Bank is based on prevailing tax regulations. However, these regulations are subject to change over time and to differences in interpretation for various transactions, which may lead to adjustments when tax authorities perform audits. Therefore, the corporate income tax presented in the consolidated financial statements may be subject to change upon inspection by the tax authorities.

32. Basic Earnings per share (EPS)

	Current period	Previous Period
Profit attributable to ordinary shareholders (VND million)	1.856.178	887.494
Weighted average number of ordinary shares outstanding	417.338.133	361.481.878
Basic earnings per share (VND/share)	4.448	2.455

33. Cash and cash equivalents:

	Current period	Previous Period
Cash and cash equivalents on hand	602.139	538.410
Deposits at State Bank of Vietnam	5.803.001	4.207.486
Deposits at credit institutions (demand and with the term of less than 3 months)	16.164.800	15.504.604
Total	22.569.940	20.250.500

34. Income status of the employees

	Current period	Previous Period
Number of officers and employees at the end of the period	3.225	3.717
Salaries and other income	988.713	970.477
Bonus	152.589	88.738
Total Income	1.141.302	1.059.215
Average monthly salary (VND million/person/month)	24	22
Average monthly income(VND million/person/month)	28	23

(Average number of staff in the previous period: 3.760 (people))

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

Unit: VND million

35. Clearance of obligations to the State Budget

Items	Opening balance	Movements		Closing balance
		Payable	Paid	
Value added tax (VAT)	7.123	83.834	(57.291)	33.666
Corporate income tax	99.207	466.518	(346.951)	218.774
Personal income tax	11.042	74.394	(70.142)	15.294
Total	117.372	624.746	(474.384)	267.734

36. Contingencies and commitments

	31 Dec 2025	31 Dec 2024
Loan Guarantee	5.600	-
Commitment on foreign exchange transactions	49.080.279	19.422.623
Commit to buy foreign currency	1.417.419	2.126.880
Commit to sell foreign currency	1.312.425	708.960
Swap transactions	46.350.435	16.586.783
Letters of credit	4.004.158	4.005.233
Payment in L/C transactions	4.004.820	4.006.085
Minus deposit	(662)	(852)
Other guarantees	1.713.319	4.129.036
Contract value	1.714.719	4.131.387
Minus: Margin deposits	(1.400)	(2.351)

37. Lending interest and receivable fees but not collected yet

	31 Dec 2025	31 Dec 2024
Uncollected loan interest in Vietnamese Dong	310.032	331.341

38. Bad debts that have been settled

	31 Dec 2025	31 Dec 2024
Principal debt that have been dealt with risks are under monitoring	1.378.170	1.072.357
Interest debt that have been dealt with risks are under monitoring	1.710.419	1.513.487
Total	3.088.589	2.585.844

39. Assets and other documents

	31 Dec 2025	31 Dec 2024
Other assets being kept	4.162.890	4.118.432
Other valuable documents being preserved	160.657	170.065
Total	4.323.547	4.288.497

40. Types and value of secured assets of customers

	31 Dec 2025	31 Dec 2024
Real estates	33.696.492	36.689.741
Machinery and equipment	49.456	52.487
Transportation	468.777	593.681
Shares issued by credit institutions	33.900	15.709
Shares issued by economic organizations	18.318.940	20.219.882
Savings	2.630.685	2.555.675
Others	138.888.493	109.067.904
Total	194.086.743	169.195.079

41. Transactions with related parties

Information on relevant parties is presented in accordance with Circular No. 96/2020/TT-BTC dated November 16, 2020

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

The Bank's related parties include subsidiary, individuals having the direct or indirect right to vote at the Bank and their close family members, the entities managed by the Bank's key managers, the individuals having the direct or indirect right to vote at the Bank and their close family members.

a. Remuneration of the key managers

The net remuneration of the key managers (Board of Directors, Supervisory Board, Board of Management) in the current period is VND 47.513 million (previous period: VND 43.266 million).

b. Transactions between the Bank and related parties are as follows:**Members of Board of Directors**

	Year 2025	Year 2024
Interest expenses on deposits	141	44
Compensation	23.506	19.055

Members of Board of Management

Interest expenses on deposits	55	8
Salaries and bonus	17.226	18.387

Members of Supervisory Board

Interest expenses on deposits	4	6
Compensation	6.781	5.924

Companies and individuals related to Members of Board of Directors

Interest expenses on deposits	357	731
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Companies and individuals related to Members of Board of Management

Interest expenses on deposits	211	172
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Companies and individuals related to Members of Supervisory Board

Interest expenses on deposits	100	69
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c. As of the end of the accounting period, the liabilities to related parties are as follows:

		31 Dec 2025	31 Dec 2024
Members of Board of Directors	Loans	79	-
Members of Board of Management	Loans	18	89
Members of Supervisory Board	Loans	178	25
Companies and individuals related to Members of Board of Directors	Loans	23	109
Companies and individuals related to Members of Board of Management	Loans	-	28
Total receivables		297	251

Members of Board of Directors

Deposits	3.366	4.817
Interest payables	80	21

Members of Board of Management

Deposits	1.612	1.845
Interest payables	-	1

Members of Supervisory Board

Deposits	205	614
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Companies and individuals related to Members of Board of Directors

Deposits	316.887	37.237
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

	Unit: VND million	
Interest payables	41	44
<i>Companies and individuals related to Members of Board of Management</i>		
Deposits	12.666	15.690
Interest payables	120	92
<i>Companies and individuals related to Members of Supervisory Board</i>		
Deposits	1.009	1.622
Interest payables	11	22
Total payables	335.997	62.005

42. Geographical concentration of assets, liabilities and off-balance sheet items

	Total deposits and outstanding loans	Total customer deposits	Derivative instruments (total value by contract)	Credit Commitment	Securities trading and investment
Closing balance	93.555.503	91.360.971	9.972.701	5.725.139	3.013.321
Domestic	93.555.503	91.360.971	9.972.701	5.725.139	3.013.321
Opening balance	81.143.999	82.575.498	2.191.644	8.137.472	2.973.962
Domestic	81.143.999	82.575.498	2.191.644	8.137.472	2.973.962

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

Unit: VND million

43. Market risks

43.1 Liquidity risks

Summary of assets and liabilities of the Bank to the matured date:

The table below provides an analysis of the Bank's assets and liabilities by group, based on the remaining maturity as at the end of the reporting period to their contractual maturity dates. The actual maturities of assets and liabilities may differ from the contractual terms depending on contract annexes, if any.

As of Dec 31, 2025

Items	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	From 1-3 months	From 3-12 months	From 1-5 years	Over 5 years	
Cash, gold, silver and gemstones	-	-	602.139	-	-	-	-	602.139
Deposits at the State Bank of Vietnam	-	-	5.803.001	-	-	-	-	5.803.001
Deposits at other credit institutions and loans granted to other credit institutions	-	-	16.164.800	-	-	-	-	16.164.800
Loan to customers (*)	1.334.725	834.107	4.588.919	10.513.353	23.399.255	24.476.364	6.440.979	71.587.702
Investment securities (*)	-	-	-	-	-	-	3.013.321	3.013.321
Fixed assets and investment properties	-	-	608.977	47	3.060	38.725	731.403	1.382.212
Other assets (*)	60.214	-	1.806.299	3.962.596	-	-	-	5.829.109
Total assets	1.394.939	834.107	29.798.667	14.475.996	23.402.315	24.515.089	10.185.703	104.606.816
Liabilities								
Deposits and borrowings from the State Bank and other credit institutions	-	-	15.867.227	-	-	7.601	609	15.875.437
Deposits from customers	-	-	18.183.770	15.344.131	23.548.520	14.927.009	6.979	72.010.409
Financial derivatives and other financial liabilities	-	-	-	-	-	-	-	-
Issue of valuable papers	-	-	-	-	-	66.537	3.408.588	3.475.125
Other liabilities	-	-	3.525.215	-	-	-	-	3.525.215
Total liabilities	-	-	37.576.212	15.344.131	23.548.520	15.001.147	3.416.176	94.886.186
Difference of net liquidity	1.394.939	834.107	(7.777.545)	(868.135)	(146.205)	9.513.942	6.769.527	9.720.630

(*) These items do not include the balance of provision for risks

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV Year 2025

Unit: VND million

43.2 Interest rate risks

As of Dec 31, 2025

Items	Overdue	Non-interest bearing	Within 1 month	From 1-3 months	From 3-6 months	From 6-12 months	From 1-5 years	Over 5 years	Total
Cash, gold, silver and gemstones	-	602.139	-	-	-	-	-	-	602.139
Deposits at the State Bank of Vietnam	-	-	5.803.001	-	-	-	-	-	5.803.001
Deposits at other credit institutions and loans granted to other credit institutions	-	-	16.164.800	-	-	-	-	-	16.164.800
Loan to customers (*)	2.168.832	-	4.588.919	10.513.353	9.101.948	14.297.307	24.476.364	6.440.979	71.587.702
Investment securities (*)	-	-	-	-	-	-	-	3.013.321	3.013.321
Fixed assets and investment properties	-	1.382.212	-	-	-	-	-	-	1.382.212
Other assets (*)	60.214	5.768.895	-	-	-	-	-	-	5.829.109
Total assets	2.229.046	7.753.246	26.781.252	10.513.353	9.101.948	14.297.307	24.476.364	9.454.300	104.606.816
Liabilities									
Deposits and borrowings from the State Bank and other credit institutions	-	-	15.867.227	-	-	-	7.601	609	15.875.437
Deposits from customers	-	-	18.183.770	15.344.131	14.451.626	9.096.893	14.927.009	6.980	72.010.409
Financial derivatives and other financial liabilities	-	-	-	-	-	-	-	-	-
Issue of valuable papers	-	-	-	-	-	-	66.537	3.408.588	3.475.125
Other liabilities	-	3.525.215	-	-	-	-	-	-	3.525.215
Total liabilities		3.525.215	34.050.997	15.344.131	14.451.626	9.096.893	15.001.147	3.416.177	94.886.186
The different sensitivity level with the interest rate in the balance sheet	2.229.046	4.228.031	(7.269.745)	(4.830.778)	(5.349.678)	5.200.414	9.475.217	6.038.123	9.720.630
Off balance sheet commitments affecting the sensitivity level with the interest rate of assets and liabilities (net)	-	(5.723.077)	-	-	-	-	-	-	(5.723.077)
The different sensitivity level with the interest rate in and off the balance sheet	2.229.046	(1.495.046)	(7.269.745)	(4.830.778)	(5.349.678)	5.200.414	9.475.217	6.038.123	3.997.553

(*) These items do not include the balance of provision for risks.

KIEN LONG COMMERCIAL JOINT STOCK BANK

40-42-44 Pham Hong Thai, Rach Gia Ward

An Giang Province, Vietnam

Form: B05a/TCTD-HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**Quarter IV Year 2025****Unit: VND million****43.3 Currency risks****As of Dec 31, 2025**

Items	VND	Converted USD	Converted EUR	Other converted foreign currencies	Total
Assets					
Cash, gold, silver and gemstones	578.881	21.851	0	1.407	602.139
Deposits at the State Bank of Vietnam	4.889.104	913.897	0	0	5.803.001
Deposits at other credit institutions and loans granted to other credit institutions	5.135.536	564.032	1.692	10.463.540	16.164.800
Loan to customers (*)	71.585.295	2.407	0	0	71.587.702
Investment securities (*)	3.013.321	0	0	0	3.013.321
Fixed assets and investment properties	1.382.212	0	0	0	1.382.212
Other assets (*)	5.829.109	0	0	0	5.829.109
Total assets	107.346.772	(13.206.595)	1.692	10.464.947	104.606.816
Liabilities and owners' equity					
Deposits and borrowings from the State Bank and other credit institutions	15.875.422	15	0	0	15.875.437
Deposits from customers	71.945.326	64.004	875	204	72.010.409
Derivative financial instruments and other financial assets. (*)	0	-	0	0	0
Issue of valuable papers	3.475.125	0	0	0	3.475.125
Other liabilities	3.525.215	0	0	0	3.525.215
Capital and other funds	8.416.503	0	0	0	8.416.503
Total liabilities and owners' equity	103.237.591	64.019	875	204	103.302.689
Position of currencies in balance sheet	4.109.181	(13.270.614)	817	10.464.743	1.304.127
Position of currencies off balance sheet					
Position of currencies in and off balance sheet	4.109.181	(13.270.614)	817	10.464.743	1.304.127

(*) These items do not include the balance of provision for risks.

40-42-44 Pham Hong Thai, Rach Gia Ward

An Giang Province, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV Year 2025

Unit: VND million

44. Segment report

(a) Geographical area report

Reporting period: January 1, 2025 to December 31, 2025					
	Northern region	The Central region	Southern region	Adjustment	Total
I. Incomes	1.461.648	1.238.088	7.831.139	(416.229)	10.114.646
1. Interest income	1.013.127	1.151.756	6.648.482	(416.229)	8.397.136
2. Income from service activities	375.814	36.516	539.889	-	952.219
3. Income from other business activities	72.707	49.816	642.768	-	765.291
II. Expenses	(556.806)	(1.025.310)	(5.802.334)	416.229	(6.968.221)
1. Interest expense	(412.433)	(801.475)	(3.831.887)	416.229	(4.629.566)
2. Depreciation expense of fixed assets	(1.115)	(8.420)	(69.112)	-	(78.647)
3. Costs directly related to business operations	(143.258)	(215.415)	(1.901.335)	-	(2.260.008)
Operating results before credit risk provision expenses	904.842	212.778	2.028.805	-	3.146.425
Credit risk provision expenses	(45.285)	(64.880)	(713.564)	-	(823.729)
Segment operating results before tax	859.557	147.898	1.315.241	-	2.322.696
As of December 31, 2025					
	Northern region	The Central region	Southern region	Adjustment	Total
III. Assets	10.080.679	14.446.482	78.775.528	-	103.302.689
1. Cash	40.901	103.866	457.372	-	602.139
2. Fixed assets	7.951	240.174	1.134.087	-	1.382.212
3. Other assets	10.031.827	14.102.442	77.184.069	-	101.318.338
IV. Liabilities	9.221.122	14.298.582	71.366.482	-	94.886.186
1. Accounts payable	9.092.529	14.293.132	69.364.129	-	92.749.790
2. Other liabilities	128.593	5.450	2.002.353	-	2.136.396

(b) Secondary segment report

The Bank's principal business activity is concentrated in a single segment of banking operations.

Rach Gia, January 14, 2026

Prepared by

Chief Accountant

Chairman

Thi Duyen

Vu Dang Xuan Vinh

Tran Ngoc Minh

