

Vietnam Thuong Tin Commercial Joint Stock Bank

Separate financial statements

Quater IV of 2025



Vietnam Thuong Tin Commercial Joint Stock Bank

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Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF FINANCIAL POSITION
as at 31 December 2025

B02a/TCTD

	Notes	31 December 2025 VND million	31 December 2024 VND million
ASSETS			
Cash on hand		752.782	548.602
Balances with the State Bank of Vietnam ("SBV")		3.932.930	7.024.700
Due from and loans to other credit institutions		51.514.898	35.921.200
Due from other credit institutions		50.914.898	34.021.200
Loans to other credit institutions		600.000	1.900.000
Held-for-trading securities		-	340.337
Held-for-trading securities	V.1	-	340.337
Derivatives and other financial assets	V.2	328.330	89.061
Loans to customers		103.772.419	92.493.074
Loans to customers	V.3	105.235.064	93.637.036
Provision for loans to customers	V.4	(1.462.645)	(1.143.962)
Investment securities	V.5	29.131.152	22.417.404
Available-for-sale securities		7.211.597	2.729.322
Held-to-maturity securities		21.943.835	19.688.082
Provision for investment securities		(24.280)	-
Long-term investments	V.6	200.000	4.126
Investment in subsidiary		200.000	5.000
Provision for long-term investments		-	(874)
Fixed assets		3.903.389	698.874
Tangible fixed assets		910.054	543.433
Cost		1.536.523	1.125.997
Accumulated depreciation		(626.469)	(582.564)
Intangible fixed assets		2.993.335	155.441
Cost		3.261.505	385.100
Accumulated amortization		(268.170)	(229.659)
Other assets		3.426.124	3.322.053
Receivables		465.556	617.690
Interest and fees receivable		2.738.335	2.560.595
Other assets		235.781	157.316
Provision for other assets		(13.548)	(13.548)
TOTAL ASSETS		196.962.024	162.859.431

Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 31 December 2025

B02a/TCTD

	Notes	31 December 2025 VND million	31 December 2024 VND million
LIABILITIES			
Borrowings from the State Bank of Vietnam	V.7	4,415.355	222.891
Due to and borrowings from other credit institutions		51.633.362	38.416.167
Due to other credit institutions	V.8.1	49.208.284	33.042.361
Borrowings from other credit institutions	V.8.2	2.425.078	5.373.806
Due to customers	V.9	101.645.856	94.845.677
Derivatives and other financial liabilities	V.2	-	-
Valuable papers issued	V.10	23.645.110	17.678.260
Other liabilities		3.196.023	2.995.383
Interest and fees payables		2.798.779	2.568.503
Other payables	V.11	397.244	426.880
TOTAL LIABILITIES		184.535.706	154.158.378
OWNERS' EQUITY			
Share capital	V.13	10.768.974	7.139.413
Share premium	V.13	(773)	(237)
Statutory reserves	V.13	428.991	675.985
Exchange rate differences		-	-
Undistributed profits	V.13	1.229.126	885.892
TOTAL OWNERS' EQUITY		12.426.318	8.701.053
TOTAL LIABILITIES AND OWNERS' EQUITY		196.962.024	162.859.431

Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 31 December 2025

B02a/TCTD

INTERIM SEPARATE OFF-BALANCE SHEET ITEMS

	Notes	30 September 2025 VND million	31 December 2024 VND million
Guarantee for loans		50	50
Foreign exchange commitments		53.420.837	35.401.945
- Spot foreign exchange commitments - buy		3.084.594	3.330.715
- Spot foreign exchange commitments - sell		927.886	83.194
- Swap commitments		49.408.357	31.988.036
Letters of credit		14.254	21.773
Other guarantees		787.617	825.609
Other commitments		15.081.702	8.804.949
Interest and fees receivable but not collected yet		1.229.087	930.391
Written-off debts		395.536	381.176
Assets and other documents		204.611	212.919
TOTAL		71.133.694	46.578.812

Can Tho City, Vietnam
30 January 2026

Prepared by:



Ms. Le Ha Cam Trang
General Accountant

Reviewed by:



Ms. Nguyen Thi Thuy Minh
Chief Accountant

Approved by:



Ms. Tran Tuan Anh
General Director

Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE INCOME STATEMENT
Quarter IV of 2025

B03a/TCTD

	Notes	Quarter IV		Accumulated from the beginning of the year to the end of this quarter	
		2025	2024	2025	2024
		VND million	VND million	VND million	VND million
Interest and similar income	VI.14	3.453.861	2.549.945	11.980.393	9.721.857
Interest and similar expenses	VI.15	(2.347.720)	(1.851.363)	(8.660.974)	(6.910.347)
Net interest and similar income		1.106.141	698.582	3.319.419	2.811.510
Fee and commission income		63.327	55.622	262.118	231.629
Fee and commission expenses		(32.205)	(31.899)	(110.002)	(100.674)
Net fee and commission income		31.122	23.723	152.116	130.955
Net gain from trading of foreign currencies		13.102	25.177	89.745	80.215
Net gain from investment securities	VI.16	29.469	7.095	51.029	19.009
Other operating income		2.457	460.722	7.395	463.620
Other operating expenses		(3.057)	(4.477)	(11.755)	(9.780)
(Net (loss))/gain from other operating activities		(600)	456.245	(4.360)	453.840
TOTAL OPERATING EXPENSES	VI.17	(452.838)	(459.564)	(1.720.784)	(1.559.392)
Net operating profit before provision for credit losses		726.396	751.257	1.887.165	1.936.137
Provision expense of provision for credit losses		(66.611)	(440.328)	(362.262)	(804.839)
PROFIT BEFORE TAX		659.785	310.929	1.524.903	1.131.298
Current corporate income tax expenses		(144.527)	(63.575)	(320.562)	(230.373)
Total corporate income tax expenses		(144.527)	(63.575)	(320.562)	(230.373)
PROFIT AFTER TAX		515.258	247.354	1.204.341	900.925

Can Tho City, Vietnam
30 January 2026

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Chief Accountant



Approved by:



Ms. Tran Tuan Anh
General Director

Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF CASH FLOWS
Quarter IV of 2025
(By direct method)

B04a/TCTD

		Accumulated from the beginning of the year to the end of this quarter	
		2025	2024
		VND million	VND million
	CASH FLOWS FROM OPERATING ACTIVITIES		
01	Interest and similar receipts	11.802.653	9.868.811
02	Interest and similar payments	(8.430.547)	(7.271.442)
03	Net fee and commission receipts	154.740	130.955
04	Net receipts from dealing in foreign currencies, gold and securities	140.774	99.224
05	Other income	(9.601)	(9.335)
06	Recoveries from bad debts previously written-off	4.732	463.175
07	Payments for operating and salary expenses	(1.890.491)	(1.353.167)
08	Corporate income tax paid during the period	(172.812)	(247.156)
	Net cash flows from/(used in) operating activities before changes in operating assets and liabilities	1.599.448	1.681.065
	Changes in operating assets		
09	(Increase)/decrease in due from and loans to other credit institutions	1.300.000	(1.900.000)
10	(Increase)/decrease in investment securities	(9.397.691)	(2.240.993)
11	(Increase)/decrease in derivatives and other financial assets	(239.269)	(69.213)
12	(Increase)/decrease in loans to customers	(11.598.028)	(12.882.606)
13	(Increase)/decrease in allowance for credit losses	(19.299)	(463.175)
14	(Increase)/decrease in other assets	166.290	56.702
	Changes in operating liabilities		
15	Increase/(decrease) in due to the SBV and borrowings from Government	4.192.464	213.871
16	Increase/(decrease) in due to and borrowings from other credit institutions	13.217.195	11.794.393
17	Increase/(decrease) in customer deposits	6.800.179	4.844.866
18	Increase/(decrease) in valuable papers issued	5.966.850	6.127.090
20	Increase/(decrease) in derivatives and other financial liabilities	-	-
21	Increase/(decrease) in other liabilities	(37.195)	448.332
I	Net cash flows used in operating activities	11.950.944	7.610.332
	CASH FLOWS FROM INVESTING ACTIVITIES		
01	Payments for purchases of fixed assets	(3.308.464)	(443.142)
02	Proceeds from disposals of fixed assets	509	324
07	Capital contribution, long-term investments in other entities	(195.000)	-
II	Net cash flows used in investing activities	(3.502.955)	(442.818)



Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF CASH FLOWS (continued)
Quarter IV of 2025
(By direct method)

B04a/TCTD

		Accumulated from the beginning of the year to the end of this quarter	
		2025	2024
		VND million	VND million
CASH FLOWS FROM FINANCING ACTIVITIES			
01	Increase in share capital from capital contribution and/or share issuance	2.558.119	934.706
III	Cash flows from financing activity	2.558.119	934.706
IV	Net cash flows during the period	11.006.108	8.102.220
V	Cash and cash equivalents at the beginning of the period	44.594.502	36.492.282
VI	Foreign exchange rate differences	-	-
VII	Cash and cash equivalents at end of the period	55.600.610	44.594.502

Can Tho City, Vietnam
30 January 2026

Prepared by:



Ms. Le Ha Cam Trang
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Reviewed by:



Ms. Nguyen Thi Thuy Minh
Chief Accountant

Approved by:




Ms. Tran Tuan Anh
General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV of 2025**I. THE BANK****1. Establishment and operation**

Vietnam Thuong Tin Commercial Joint Stock Bank ("the Bank") is a joint stock commercial bank incorporated in the Socialist Republic of Vietnam.

The Bank is established under Operation License No. 2399/QĐ-NHNN issued by the State Bank of Vietnam ("the State Bank" or "the SBV") on 15 December 2006 and Business Registration Certificate No. 2200269805, amended the 28th on 28 August 2023, issued by Department of Planning Investment of Soc Trang Province. The Bank's Operation License No. 2399/QĐ-NHNN was replaced by the Establishment and Operation License No. 05/GP-NHNN issued by the SBV on 24 February 2023, the Establishment and Operation License No. 1900/QĐ-NHNN issued by the SBV on 12 September 2024, the Establishment and Operation License No. 2758/QĐ-NHNN issued by the SBV on 25 December 2024, the Establishment and Operation License No. 1381/QĐ-QLGS5 issued by the SBV on 24 June 2025 and the Establishment and Operation License No. 2778/QĐ-NHNN issued by the SBV on 17 July 2025, Decision No. 1949/QĐ-QLGS5 issued by the SBV on 8 August 2025. The operating duration of the Bank is 50 years from 15 December 2006.

The current principal operations of the Bank during the period are to provide banking services including mobilizing and receiving short, medium and long-term deposits from various organizations and individuals; providing short, medium and long-term loans to various organizations and individuals based on the nature and capacity of the Bank's capital resources; foreign exchange, gold bar trading; international trade financing services; discount of commercial papers, bonds and other valuable papers; providing factoring services, cash management services, banking consultancy, finance, asset management, lease of the safe box; government bond, corporate bond trading; providing entrusting and entrusted loans; insurance agency; lease of part of offices, which are not fully used and owned by the Bank; settlement services and other banking services as allowed by the SBV.

2. Charter capital

The Bank's charter capital as at 31 December 2025 is VND 10,768,974 million (31 December 2024: VND 7,139,413 million).

3. Board of directors

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

<i>Name</i>	<i>Position</i>	<i>Date of appointment</i>
Mr. Duong Nhat Nguyen	Chairman	Appointed on 26 April 2021
Mr. Nguyen Huu Trung	Vice Chairman and Independent member	Appointed on 26 April 2021
Ms. Le Thi Xuan Lan	Member	Appointed on 26 April 2021
Ms. Luong Thi Huong Giang	Member	Appointed on 26 April 2021
Ms. Quach To Dung	Member	Appointed on 26 April 2021

4. Board of supervisors

Members of Board of Supervisors during the period and as at the date of this report are as follows:

<i>Name</i>	<i>Position</i>	<i>Date of appointment</i>
Mr. Hua Ngoc Nghia	Chief Supervisor	Appointed on 26 April 2021
Ms. Nguyen Do Xuan Dung	Specialized member	Appointed on 26 April 2021
Mr. Mac Huu Danh	Specialized member	Appointed on 26 April 2021

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV of 2025

5. The board of management and chief accountant

<i>Name</i>	<i>Position</i>	<i>Date of appointment/re-appointment/ resignation</i>
Ms. Tran Tuan Anh	General Director	Appointed on 14 August 2023
Mr. Nguyen Tien Sy	Deputy General Director	Re-appointed on 1 August 2025
Mr. Pham Linh	Deputy General Director	Appointed on 15 January 2025
Mr. Pham Danh	Deputy General Director	Re-appointed on 3 April 2025
Mr. Le Thanh Quy Ngoc	Deputy General Director	Appointed on 10 June 2025
Ms. Nguyen Thi Thuy Minh	Chief Accountant	Appointed on 28 June 2025

6. Subsidiary

The Bank's head office is located at 47 Tran Hung Dao, Phu Loi Ward, Can Tho City, Vietnam. As at 31 December 2025, the Bank has one (1) head office, thirty (30) branches, one hundred and two (102) transaction offices in provinces and cities nationwide.

7. Subsidiary

As at 31 December 2025, the Bank has one (1) directly owned subsidiary as follow:

<i>Subsidiary</i>	<i>Operating License</i>	<i>Nature of Business</i>	<i>Ownership</i>
Vietnam Thuong Tin Bank Asset Management Limited ("Vietbank AMC")	Decision No. 3158/QĐ-NHNN issued by the SBV on 29 December 2010 and initial Business Registration Certificate No.0310898270 issued by Department of Planning and Investment of Ho Chi Minh City for the seventh times on 3 April 2025	Assets and liabilities management	100%

The current principal operations of the subsidiary during the period are managing the loans; managing and exploiting collaterals; managing collateral documents; restructuring the loans; trading the loans with other credit institutions.

8. Employees

The Bank has 3,060 employees as at 31 December 2025 (31 December 2024: 2,855 employees).

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Fiscal year

Fiscal year applicable for the preparation of the Bank' separate financial statement starts on 1 January and ends on 31 December.

2. Accounting currency

The interim separate financial statements are prepared in Vietnam dong ("VND") which is also the Bank's currency. For the purpose of preparing these interim separate financial statements as at 30 September 2025, the data is rounded to millions and expressed in millions of Vietnam dong ("VND million"). This presentation does not impact the views of the readers of the financial statements on the interim separate statement of financial position, the interim separate income statement, and the interim separate cash flows statement.

III. APPLIED ACCOUNTING STANDARDS AND SYSTEM

1. Statement of compliance

The Board of Management of the Bank confirms that the accompanying interim separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

2. Accounting standards and system

The interim separate financial statements of the Bank have been prepared in accordance with the accounting system applicable to credit institutions required under Decision No. 479/2004/QĐ-NHNN issued on 29 April 2004 and Circular No. 10/2014/TT-NHNN dated 20 March 2014, Circular No.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter IV of 2025

22/2017/TT-NHNN dated 29 December 2017 and Circular No. 27/2021/TT-NHNN dated 31 December 2021 amending and supplementing Decision No. 479/2004/QĐ-NHNN; of the financial reporting regime applicable to credit institute required under Decision No. 16/2007/QĐ-NHNN dated 18 April 2007, Circular No. 49/2014/TT-NHNN amending and supplementing a number of articles of Decision No. 16/2007/QĐ-NHNN and the chart of account system for Credit Institutions issued in connection with Decision No. 479/2004/QĐ-NHNN by the SBV and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

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

Items or balances required by Decision No. 16/2007/QĐ-NHNN dated 18 April 2007 and Circular No. 49/2014/TT-NHNN dated 31 December 2014 issued by the SBV stipulating the financial statements reporting mechanism for credit institutions that are not shown in these separate financial statements indicate nil balance.

3. Basis of assumptions and uses of estimates

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

4. Consolidation of financial statements

The Bank also prepares consolidated financial statements of the Bank and its subsidiaries for the accounting period ended December 31, 2025.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**1. Transactions in foreign currencies**

All arising operations of the Bank shall be accounted in the original currency. Currency items of foreign currency origin shall be converted into VND at the average exchange rate of buying and selling spot transfers of such foreign currency ("spot rate") at the end of the last working day of the accounting period if the difference between this spot rate is less than 1% of the weighted average buying and selling rate of the last working day of the accounting period, in case the spot exchange rate at the end of the last working day of the accounting period is greater than or equal to 1% of the weighted average buying and selling rate of the last working day of the accounting period, the Bank shall use the weighted average buying and selling rate of the last working day of the accounting period. Non-monetary items of foreign currency origin shall be converted into VND at the average exchange rate of buying and selling transfers on the date of business incurrence.

Transactions related to the Bank's income and expenses in foreign currencies shall be converted into VND through the foreign currency trading account to be accounted into the income and expense account in VND.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter IV of 2025

Exchange rate differences due to the revaluation of assets and liabilities in foreign currencies into VND on the monthly reporting date shall be recorded in the account "Exchange rate differences" of equity on the separate statement of financial position and recorded in the separate statement of operating results at the end of the annual accounting period.

2. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, current accounts at the SBV, State treasury, current deposits and placements with banks with an original maturity of three months or less from the transaction date, securities with maturity of three months or less from date of purchase, which can be converted into a known amount of cash and do not bear the liquidity risk.

3. Deposits and loans to other credit institutions

Due from and loans to other credit institutions are presented at the principal amounts outstanding at the end of the period.

The classification of credit risk for deposits and loans of other credit institutions and the corresponding provision for risks is carried out in accordance with the regulations set forth in Circular 31 and Decree 86, which stipulate the classification of assets, the level of provisioning, the methods of provisioning for risks, and the use of provisions to address risks in the operations of credit institutions and foreign bank branches.

Accordingly, the Bank makes a specific provision for placements with (except for current accounts) and loans to other credit institutions in accordance with the method described in *Note IV.5*.

According to Decree 86, banks are not required to set aside general provisions for deposits at and loans to other credit institutions.

According to Circular 31, for deposits at credit institutions that are under special control as stipulated in Clause 9, Article 174 of the Law on Credit Institutions No. 32/2024/QH15, the bank classifies these deposits as standard debt

4. Loans to customers

Loans to customers are disclosed and presented at the principal amounts outstanding at the end of the period. The provision for credit losses of loans to customers is presented separately as one (1) line in the interim separate statement of financial position.

Short-term loans are loans with term of less than one (1) year from the date of disbursement. Medium-term loans have term of one (1) to five (5) years and long-term loans are loans with term of over five (5) years from the date of disbursement.

Loans classification and provision for credit losses is made in accordance with Circular 31 and Decree 86 as described in *Note IV.5*.

5. Loan classification and provision for credit losses applied to due from and loans to other credit institutions, unlisted corporate bonds purchased and entrusted for purchase by the Bank, loans to customers and other credit risk bearing assets**5.1. Loan classification and provision for credit losses**

The classification of due from and loans to other credit institutions, unlisted corporate bonds purchased and entrusted for purchase by the Bank, loans to customers and entrusted for credit granting by the Bank and other credit risk bearing assets (collectively called "debts") is made on the basis of quantitative method as prescribed in Article 10 of Circular 31. Accordingly, loans to customers are classified into the following levels of risk: Current, Special mention, Substandard, Doubtful, and Loss, based on their overdue status. Debts classified as Substandard, Doubtful and Loss are considered bad debt.

The Bank makes general provision at the rate of 0.75% of the total outstanding balance of debts classified from Group 1 to 4 excluding due from and loans to other banks, promissory notes and bills, certificates of deposit, bonds issued by other credit institutions and foreign bank branches; repo on government bonds.

Specific provision is made based on the outstanding principal balance less discounted value of collaterals multiplied by provision rates which are determined based on the debt classification. The basis for value and discounted value determination for each type of collateral is specified in Circular 86.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter IV of 2025

The debt classification and specific provision rate for each loan group are as follows:

Loan group		Description	Provision rate
1	Current	(a) Current debts are assessed as fully and timely recoverable for both principals and interests; or (b) Debts are overdue for a period of less than 10 days and assessed as fully recoverable for both overdue principals and interests, and fully and timely recoverable for both remaining principals and interests.	0%
2	Special Mention	(a) Debts are overdue for a period of between 10 days and 90 days; or (b) Debts which the repayment terms are restructured for the first time that is unmatured.	5%
3	Sub-standard	(a) Debts are overdue for a period of between 91 days and 180 days; or (b) Debts which the repayment terms are extended for the first time that is unmatured; or (c) Debts which interests are exempted or reduced because customers do not have sufficient capability to repay all interests under credit contracts; or (d) Debts under one of the following cases which have not been recovered in less than 30 days from the date of the recovery decision: <ul style="list-style-type: none"> ▪ Debts made in compliance with Clause 1, 3, 4, 5, 6 under Article 134 of Law on Credit Institutions; or ▪ Debts made in compliance with Clause 1, 2, 3, 4 under Article 135 of Law on Credit Institutions; or ▪ Debts made in compliance with Clauses 1, 2, 5, 9 under Article 136 of Law on Credit Institutions. (e) Debts are required to be recovered according to regulatory inspection conclusions; or (f) Debts are required to be recovered according to credit institutions, foreign bank branches' decisions on early payment due to customers' breach of agreements but have not yet been recovered in 30 days from the issuance date of the decision; or (g) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.	20%
4	Doubtful	(a) Debts are overdue for a period of between 181 days and 360 days; or (b) Debts that repayment terms are restructured for the first time but still overdue for a period of 90 days under that restructured repayment term; or (c) Debts that repayment terms are restructured for the second time that is unmatured; or (d) Debts are specified in point (d) of Loan group 3 and overdue for a period between 30 days and 60 days after decisions of recovery have been issued; or (e) Debts are required to be recovered according to regulatory inspection conclusions but still overdue for a period up to 60 days since the recovery date as required by regulatory inspection conclusions; or	50%

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV of 2025

Loan group		Description	Provision rate
		(f) Debts are required to be recovered according to credit institutions, foreign bank branches' decisions on early payment due to customers' breach of agreements but have not yet been recovered for a period between 30 days to 60 days from the issuance date of the decision; or (a) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.	
5	Loss	(a) Debts are overdue for a period of more than 360 days; or (b) Debts that repayment terms are restructured for the first time and overdue for a period of 91 days or more under the first restructured repayment term; or (c) Debts that repayment terms are restructured for the second time and overdue under that second restructured repayment term; or (d) Debts that repayment terms are restructured for the third time or more, regardless of being overdue or not; or (e) Debts are specified in point (d) of Loan group 3 and overdue for a period of more than 60 days after decisions on recovery have been issued; or (f) Debts required to be recovered according to regulatory inspection conclusions but still outstanding with an overdue period over 60 days since the recovery date as required by regulatory inspection conclusions; or (g) Debts are required to be recovered according to credit institutions, foreign bank branches' decisions on early payment due to customers' breach of agreements but have not yet been recovered for a period of more than 60 days from the issuance date of the decision; or (h) Debts of credit institutions under special control as announced by the SBV, or debts of foreign bank branches that capital and assets are blocked; or (a) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.	100%

If a customer has more than one debt with the Bank and any of the outstanding debts is classified into a higher risk group, the entire remaining debts of such customer should be classified into the corresponding higher risk group.

If a customer is classified into a debt group with lower risk than the debt group in CIC list, the Bank must adjust the debt classification results according to the CIC list.

When the Bank participate in a syndicated loan as a participant, they should classify loans (including syndicated loans) of the customer into the group of higher risk between the assessment of the leading bank and the Bank.

5.2. Loan restructuring and loan classification retention support borrowers facing financial difficulties

From 13 March 2020 to 30 June 2022, the Bank implemented a policy for restructuring debt repayment terms, waiving and reducing interest and fees, and maintaining the classification of debts for loans that met the conditions set forth in Circular No. 01/2020/TT-NHNN dated 13 March 2020 ("Circular 01"), Circular No. 03/2021/TT-NHNN ("Circular 03") dated 2 April 2021, and Circular No. 14/2021/TT-NHNN ("Circular 14") dated 7 September 2021, issued by the State Bank of Vietnam, which regulates the restructuring of debt repayment terms, waiving and reducing interest and fees, and maintaining the

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

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classification of debts to support customers affected by the COVID-19 pandemic.

<i>The time of debt occurrence</i>	<i>Overdue status</i>	<i>The period of overdue occurrence</i>	<i>Principle of maintaining the debt group</i>
Before 1 August 2021	Within the deadline or overdue by up to 10 days	From 30 March 2020 to 30 June 2022	Maintain the debt group that was classified at the most recent time before 23 January 2020, or the debt group that was classified at the most recent time before the date of the first restructuring of the repayment term
Before 23 January 2020	Overdue	From 23 January 2020 to 29 March 2020	Maintain the debt group that was classified at the most recent time before 23 January 2020
From 23 January 2020 to 10 June 2020		From 23 January 2020 to 17 May 2021	Maintain the debt group that was classified at the most recent time before the date the debt was transferred to overdue
From 10 June 2020 to 1 August 2021		From 17 July 2021 to 7 September 2021	

From 4 December 2024, according to Circular 53/2024/TT-NHNN ("Circular 53"), the Bank will restructure the repayment terms and maintain the debt classification for customers facing difficulties due to Storm No.3. This policy applies to individual and organizational customers (excluding credit institutions and foreign bank branches) in 26 affected provinces and cities. The restructuring of repayment terms and maintenance of debt classification will be carried out based on the customer's request and the Bank's financial capacity.

<i>Disbursement date</i>	<i>Overdue status</i>	<i>The period of overdue occurrence</i>	<i>Principle of maintaining the debt group</i>
Before 7/9/2024	Current or overdue for a period of 10 days	From 7/9/2024 to 31/12/2025	Retain the latest loan classification as before the restructuring date

For loans, which repayment term was restructured, interest and/or fees were exempted or reduced, and loan classification was retained, are overdue under restructured repayment term and not continued to restructure under current regulations, the Bank makes loan classification and provision in accordance with Circular 31 and Decree 86.

5.3. Specific provision for customers with debts that have been restructured on term basis and are subject to loan classification retention

The Bank makes specific provision for customers with debts that have been restructured on term basis and are subject to loan classification retention according to the following formula:

$$C = A - B$$

In which:

C: Additional specific provision;

A: Specific provision to be made for all outstanding loan balance of customers according to the results of loan classification under Circular 31 and Decree 86;

B: Total specific provision to be made for the outstanding balance of loans applying loan classification under the policy of loan classification retention and specific provision to be made for remaining loan balances of the customers according to the results of loan classification under Circular 31 and Decree 86.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

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Additional specific provision (called as C) is made by the Bank when preparing financial statements, ensuring the provisioning at as follows:

- ▶ For loans that fall under the policy of loan restructuring and loan classification retention as prescribed in Circular 01, Circular 03 and Circular 14:
 - By 31 December 2022: At least 60% of the additional specific provision must be made,
 - By 31 December 2023: 100% of the additional specific provision must be made.
- ▶ For loans that fall under the policy of loan restructuring and loan classification retention as prescribed in Circular 53.
 - By 31 December 2024: At least 35% of the additional specific provision must be made;
 - By 31 December 2025: At least 70% of the additional specific provision must be made;
 - By 31 December 2026: 100% of the additional specific provision must be made.

5.4. Write-off bad debts

Provisions are recognized as an expense in the separate income statement and are utilized to address bad debts. According to Circular 31 and Decree 86, the Bank establishes a risk settlement committee to handle bad debts if they are classified in group 5 or if the borrower is an organization that is dissolved or bankrupt, or an individual who is deceased or missing.

6. Securities held for trading**6.1. Classification and recognition**

Securities held for trading include debt securities purchased for trading purposes. Securities held for trading are initially recognized at cost on transaction date.

6.2. Measurement

Periodically, securities held for trading will be assessed for diminution in value.

Securities held for trading are recognized at the lower of book value of the securities and its market value. Provision for diminution in value of securities held for trading is made when book value of the securities is higher than its market value. The provision is not applicable to Government bonds, government-guaranteed bonds, and local government bonds. Provision for diminution is recognized to the interim separate income statement at "Net gain from securities held for trading".

Provision for securities held for trading which is mentioned above is reversed when the recoverable amount of securities held for trading increases after the provision is made as a result of an objective event. Provision is reversed up to the gross value of these securities before the provision is made.

Gains or losses from sales of trading securities are recognized in the interim separate income statement.

Interest derived from securities held for trading are recognized on cash basis in the interim separate income statement.

6.3. De-recognition

Securities held for trading are de-recognized when the rights to receive cash flows from these securities are terminated or the Bank transfers substantially all the risks and rewards of ownership of these securities.

7. Available-for-sale securities**7.1. Classification and recognition**

Available-for-sale securities include debt securities that are acquired by the Bank for the investment and available-for-sale purposes, not regularly traded but can be sold when there is a benefit.

Available-for-sale debt securities are recognized at par value at the purchase date. Accrued interest (for debt securities with interest payment in arrears) and deferred interest (for debt securities with interest payment in advance) is recognized in a separate account. Discount/premium, which is the difference between the cost and the amount being the par value plus (+) accrued interest (if any) or minus (-) deferred interest (if any) is also recognized in a separate account.

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In subsequent periods, these securities are continuously recorded at par value, and the discount/premium (if any) is amortized to the interim separate income statement on a straight-line basis over the remaining term of securities. Interest received in arrears is recorded as follows: Cumulative interest incurred before the purchasing date is recorded as a decrease in the accrued interest; cumulative interest incurred after the purchasing date is recognized as income based on the accumulated method. Interest received in advance is amortized into the securities investment interest income on a straight-line basis over the term of securities investment.

7.2. Measurement

Periodically, available-for-sale securities will be assessed for diminution in value.

Available-for-sale securities are recognized on the principle of lower value between book value and market value. Government bonds, government-guaranteed bonds and municipal bonds are exempted from such provisioning requirement. The provision for diminution in value is recorded under "Net gain/loss from investment securities" in the interim separate income statement.

For corporate bonds that have not yet been listed on the securities market or have not been registered for trading on unlisted public companies, the Bank shall make provisions for those bonds in accordance with Decree 86 as presented in *Note IV.5*.

8. Held-to-maturity securities

Held-to-maturity investment securities are debt securities purchased by the Bank for the investment purpose of earning dividend and the Bank has the capability and intention to hold these investments until maturity. Held-to-maturity securities have the determined value and maturity date. In case the securities are sold before the maturity date, these securities will be reclassified to securities held for trading or available-for-sale securities.

Held-to-maturity securities are recognized and measured in the similar as available-for-sale debt securities are presented in *Note IV.7*.

9. Investments in subsidiary

Investment in subsidiary is recognized for under the cost method on the interim separate financial statements of the Bank. Dividends distributed from the after-tax profits of the subsidiary are recognized as income in the interim separate income statement.

Provision for losses on investment in subsidiary is made for cash loss-making investments and reviewed at the end of the period. The Bank makes provision for investments in subsidiary if an investment is lost due to loss of subsidiary. Increases or decreases to the provision balance are recorded as "Other operating expenses".

10. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation .

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

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

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim separate income statement.

11. Intangible fixed assets

The intangible fixed assets are recorded at their original cost less accumulated depreciation.

The original cost of intangible fixed assets includes all expenses that the Bank must incur to acquire the intangible fixed assets up to the point of putting those intangible fixed assets into use as planned.

Costs for upgrading and renewing intangible fixed assets are added to the original cost of the intangible fixed assets, while other expenses are accounted for in the interim separate income statement when they arise.

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When intangible fixed assets are sold or liquidated, any gains or losses arising from the liquidation of the assets (which is the difference between the net cash received from the sale of the assets and the remaining value of the assets) are recorded in the interim separate income statement.

12. Depreciation and amortization

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

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 8 years
Transportation vehicles and transmission equipment	6 - 10 years
Other tangible fixed assets	4 - 15 years
Computer software	3 - 15 years

Infinite land use rights granted by the Government are not amortized. Definite term land use rights are amortized over the term of use.

13. Leased assets**13.1. Lessee**

Rentals under operating lease contracts are charged to the interim separate income statement as "Other operating expenses" on a straight-line basis over the term of the lease.

13.2. Lessor

The Bank recognized the assets used for operating lease in the interim separate statement of financial position. Income from lease of assets is recognized in the "Fee and commission income" account of the interim separate income statement under the straight-line method over the term of the lease, not depends on method payment. The rental operating expenses, including the depreciation of leased assets, are recognized as expenses in the period incurred.

14. Receivables**14.1. Receivables classified as credit risk assets**

Receivables and outstanding loans sold on credit are classified as credit risk assets and recognized at cost. Overdue receivables are classified and made provision for credit risk by the Bank in accordance with regulations presented in *Note IV.5*.

14.2. Other receivables

Receivables other than receivables classified as credit risk assets are initially recognized at cost.

Provision for receivables is determined based on the overdue status of debts or expected loss of current debts. This provision is made when the debts are not yet due for payment, but the corporate debtors have fallen into bankruptcy or are in the process of dissolution, or when individual debtors are missing, having escaped, are being prosecuted, on trial, or deceased. The provision expense incurred is recorded into "Other operating expenses" of the interim separate income statement.

The provision for overdue debts is made as follows:

<u>Overdue</u>	<u>Provision rate</u>
From six (6) months up to under one (1) year	30%
From one (1) year up to under two (2) years	50%
From two (2) years up to under three (3) years	70%
From three (3) years and above	100%

15. Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate balance sheet and amortized over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter IV of 2025

16. Due to and borrowings from the SBV, other credit institutions, customers deposits and valuable papers issued

Due to and borrowings from the SBV, other credit institutions, customer deposits and valuable papers issued are presented at the principal amounts outstanding at the date of interim separate financial statements. At initial recognition, issuance costs are deducted from the cost of the valuable papers. These costs are allocated on a straight-line method during the lifetime of the valuable papers to "Interest and similar expenses".

17. Classification for off-balance sheet commitments

Off-balance sheet commitments include guarantees, acceptances and non-cancellable loan commitments with specific effective date.

The classification of off-balance sheet commitments is made solely for the purpose of managing and monitoring the quality of credit granting activities in accordance with the classification policy applicable to loans as described in *Note IV.5*.

According to Decree 86 and Circular 31, the Bank do not need to make provisions for off-balance sheet commitments.

18. Derivatives

The Bank involve in currency forward contracts and currency swap contracts to facilitate customers to transfer, modify or minimize foreign exchange risk or other market risks, and also for the business purpose of the Bank.

Currency forward contracts

The currency forward contracts are purchase/sale of foreign currencies commitments to settle in cash on a pre-determined future date based on pre-determined exchange rates. The currency forward contracts are recognized at nominal value at the transaction date and are revalued for the reporting purpose at the exchange rate at the reporting date, unrealized gain or losses are recognized in the "Foreign exchange differences" under "Owners' equity" in the interim separate statement of financial position and will be transferred to the separate income statement at the end of the financial year. The premium or discount derived from the difference between spot rate and forward rate are recorded at contract date as assets if positive or liabilities if negative in interim separate statement of financial position. The difference is amortized to the interim separate income statement on straight-line basis over the forward contract period.

Swap contracts

The swap contracts are commitments to settle in cash on a pre-determined future date based on the difference between pre-determined exchange rates calculated on the notional principal amount. The premium or discount resulting from the difference between the spot rate at the effective date of the contract and the forward rate will be recognized immediately at the effective date of the contract as an asset if positive or a liability if the negative on the interim separate statement of financial position. The difference will be amortized on a straight-line basis over the life of the swap contract to the interim eparate income statement.

19. Share capital**19.1. Ordinary Share**

Common stock is classified as owner's equity.

19.2. Share premium

The Bank records the difference between the par value and issue price of shares if the issue price is higher than par value, and the difference between the price of repurchasing of treasury stocks and the re-issue price of treasury stocks to the share premium account. The expense related to issuing shares will be recorded as a deductible share premium.

19.3. Statutory reserves

The Bank creates the following statutory reserves in compliance with Law on Credit Institutions No. 32/2024/QH15 and Decree No. 135/2025/ND-CP and the Bank's Charter as follows:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV of 2025

	% of profit after tax	Maximum balance
Capital supplementary reserve	10% of profit after tax	100% of charter capital
Financial reserve	10% of remaining profit after statutory appropriations	Not regulated

Other funds are appropriated from profit after tax. Appropriation from profit after tax and use of other funds must be approved by the General Meeting of Shareholders. These funds are not regulated by law and are allowed to be fully distributed.

20. Recognition of income and expenses

Interest income and expenses

Interest income and interest expenses are recognized in the income statement on accrual basis. The recognition of accrued interest income arising from loans classified in Groups 2 to 5 in accordance with Circular 31 and loans with repayment term restructuring and loan classification retention according to regulations will not be recognized in the interim separate income statement. Suspended interest income is reversed and monitored off-balance sheet and recognized in the interim separate income statement upon actual receipt.

Fees and commissions

Fees and commissions are recognized when services are rendered.

Income from investment

Income from securities investment is recognized on the difference between the selling price and cost of the securities sold.

Cash dividends from investment are recognized in the interim separate income statement when the Bank's right to receive the payment is established. For stock dividends and bonus shares, the number of shares is updated, and no dividend income is recognized in the interim separate income statement.

Other income

Other revenues are recognized on a cash basis.

According to Circular 16/2018/TT-BTC, issued by the Ministry of Finance on 7 February 2018, which provides guidance on financial regulations for credit institutions and branches of foreign banks, in the event that accounts receivable, previously recorded as income, are deemed uncollectible or are not received when due, the Bank and should recognize a reduction in revenue if it occurs within the same accounting period. If the reduction does not happen in the same accounting period, they should recognize such receivables as expenses and remove them from the statement of financial position to facilitate collection. Once the accounts receivable is eventually collected, the Bank and should record them as income in the interim separate income statement.

21. Corporate income tax

Current corporate income tax

Current corporate income tax assets and liabilities for the current and prior periods are measured at the amount expected to be paid to (or recovered from) the taxation authorities. The tax rates and tax laws are applied and enacted at the interim separate statement of financial position date.

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

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

Tax reports of the Bank are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to various interpretations, amounts reported in the separate financial statements could be changed at a later date upon final determination of the tax authorities.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

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Deferred corporate income tax

Deferred corporate income tax is provided on temporary differences at the interim separate statement of financial position date between the tax base of assets and liabilities and their carrying amount for the interim separate financial reporting purposes.

The deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss:

- ▶ The deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss.
- ▶ Taxable temporary differences associated with investments in subsidiaries, associates and joint ventures where the Bank has the ability to control the timing of the reversal of the temporary difference and the temporary difference will not be reversed in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except where:

- ▶ The deferred tax asset arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss.
- ▶ For deductible temporary differences arising from investments in subsidiaries, associates and joint ventures, deferred tax assets are recognized to the extent that it is probable that future taxable profits will become available temporary differences will be reversed in the foreseeable future and taxable profit will be available to utilize the temporary difference.

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realized, or the liability is settled based on tax rates and tax laws that have been enacted at the interim separate statement of financial position date.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ Either the same taxable entity; or
- ▶ When the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

22. Employee benefits**22.1. Post-employment benefits**

Post-employment benefits are paid to retired employees of the Bank by the Social Insurance Agency which belongs to the Ministry of Labor and Social Affairs. The Bank is required to contribute to these post-employment benefits by paying social insurance premium and accident insurance the rate of 17,5% of an employee's basic salary monthly. Other than that, the Bank has no further obligation relating to post-employment benefits.

22.2. Voluntary resignation benefits

According to the Labor Code, the Bank has the obligation, to pay allowance arising from voluntary resignation of employees, equal to one-half month's salary for each year of employment up to 31 December 2008 plus salary allowances (if any). From 1 January 2009, the average monthly salary used in this calculation is the average monthly salary of the latest six-month period up to the resignation date.

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22.3. Unemployment insurance

According to current regulations, the Bank is obliged to pay unemployment insurance at a rate of 1.0% of its salary fund used for unemployment insurance purposes and required to deduct 1.0% of each employee's salary to pay simultaneously to the Unemployment Insurance Fund.

23. Offsetting

Financial assets and financial liabilities are offset and the net amount is reported in the separate statement of financial position of the Bank if, and only if, there is a currently enforceable legal right to offset financial assets against financial liabilities or vice-versa, and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

24. Related parties

The parties are considered related parties of the Bank if one party has the ability, directly or indirectly, to control the other party or to significantly influence the other party in making financial and operational decisions, or when the Bank and the other party are under common control or significant common influence. Related parties may include companies or individuals, including their close family members.

25. Financial instruments

On 6 November 2009, the Ministry of Finance issued Circular No. 210/2009/TT-BTC ("Circular 210") providing guidance for the adoption of the International Financial Reporting Standards on presentation and disclosures of financial instruments with effective from financial years beginning on or after 1 January 2011.

The Circular 210 only regulates the presentation of financial statements and disclosures financial instruments, therefore, the below definitions of financial assets, financial liabilities and other relating definitions are applied solely for the preparation of this note. The Bank's assets and liabilities are still recognized and recorded in accordance with Vietnamese Accounting Standards, Accounting System for Credit Institutions, regulations of the SBV and statutory requirements relevant to preparation and presentation of the interim separate financial statements.

Financial assets

Under Circular 210, financial assets of the Bank include cash, gold, precious stones, balances with the SBV and due from other credit institutions, loans to customers and other credit institutions, receivables and other financial assets.

Financial assets within the scope of Circular 210, for disclosures in the notes to the interim separate financial statements, are classified into either of the followings:

Financial asset at fair value through profit or loss

Financial asset at fair value through profit and loss is a financial asset that meets either of the following conditions:

- a) It is classified as held for trading. A financial asset is classified as held for trading, if:
 - ✓ It is acquired or incurred principally for the purpose of reselling or repurchasing it in the near term;
 - ✓ There is evidence of a recent actual pattern of short-term profit-taking; or
 - ✓ It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, it is designated by the entity at fair value through profit or loss.

Held-to-maturity investments:

Held-to-maturity investments are non-derivative financial assets with determinable payments and fixed maturity that an entity has the positive intention and ability to hold to maturity other than:

- a) Those that the Bank upon initial recognition designates at fair value through profit or loss;
- b) Those that the Bank designates as available for sale;
- c) Those that meet the definitions of loans and receivables.

Available-for-sale financial assets

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

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Available-for-sale financial assets are those non-derivative financial assets that are designated as available for sale or are not classified as:

- a) Loans and receivables;
- b) Held-to-maturity investments;
- c) Financial assets at fair value through profit or loss.

Loans and receivables:

Loans and receivables are non-derivative financial assets with fixed or measurable liquidity and are not listed in the market, except:

- a) Financial assets which the Bank intends to sell immediately or in the near future are assets held for trading purpose, and are recognized at fair value through profit or loss at the beginning;
- b) Financial assets which are classified as available-for-sale by the Bank at the beginning; or;
- c) Financial assets which holders may not recover most of original investments, not due to impairment of credit quality and are classified as available-for-sale..

Financial liabilities

Under Circular 210, financial liabilities of the Bank include borrowings from the SBV, due to and borrowings from other credit institutions, due to customers, derivatives and other financial liabilities.

Financial liabilities within the scope of Circular 210, for disclosures in the notes to the separate financial statements, are classified into either of the followings:

► *Financial liability at fair value through profit or loss:*

It is a financial liability that satisfies any of the following criteria:

- a) It is classified as held for trading. A financial liability is classified as held for trading if:
 - ✓ It is acquired or incurred principally for the purpose of reselling/repurchasing it in the near term;
 - ✓ There is evidence of a recent actual pattern of short-term profit-taking; or
 - ✓ It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, it is designated by the entity as at fair value through profit or loss.

► *Financial liability at amortized cost*

Financial liabilities that are not classified at fair value through profit or loss are classified at amortized cost.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount reported in the separate statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

V. NOTES TO SEPARATE STATEMENT OF FINANCIAL POSITION**1. Held-for-trading securities**

	31 December 2025 VND million	31 December 2024 VND million
Debt securities		
Government debt securities	-	340.337
	-	340.337

Listing status of held-for-trading securities at the end of the period is as follows:

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	31 December 2025 VND million	31 December 2024 VND million
Government bonds		
- Listed	-	340.337
	-	340.337

2. Derivatives and other financial assets

	Total contract nominal value (at contractual exchange rate) VND million	Total carrying value (at exchange rate at the end of the period)	
		Assets VND million	Liabilities VND million
As at 31 December 2025			
Currency swap contracts	25.232.428	328.330	-
	25.232.428	328.330	-
Net amount		328.330	
As at 31 December 2024			
Currency swap contracts	14.947.377	89.061	-
	14.947.377	89.061	-
Net amount		89.061	

3. Loans to customers

	31 December 2025 VND million	31 December 2024 VND million
Loans to domestic economic entities and individuals	104.541.934	93.223.372
Loans by commercial bill discount and other valuable papers	690.405	371.140
Payments on behalf of customers	2.725	42.524
	105.235.064	93.637.036

3.1. Analysis of loans by quality

	31 December 2025 VND million	31 December 2024 VND million
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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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Standard	101.077.957	90.288.767
Special mention	1.086.555	769.999
Substandard	589.360	583.717
Doubtful	329.790	496.483
Loss	2.151.402	1.498.070
	105.235.064	93.637.036

3.2. Analysis of loans by original term

	31 December 2025 VND million	31 December 2024 VND million
Short-term	69.445.756	58.480.666
Medium-term	15.437.068	17.826.226
Long-term	20.352.240	17.330.144
	105.235.064	93.637.036

4. Changes (increase/decrease) in credit risk provisions for customer loans

Changes in provision for credit losses on loans to customers for the period ended as at 30 September 2025 are as follows:

	General provision VND million	Specific provision VND million	Total VND million
As at 1 January 2025	691.042	452.920	1.143.962
Provision charged for the period	82.085	255.897	337.982
Provision used	-	19.299	19.299
As at 31 December 2025	773.127	689.518	1.462.645

Changes in provision for credit losses on loans to customers for the period ended as at 30 September 2024 are as follows:

	General provision VND million	Specific provision VND million	Total VND million
As at 1 January 2024	594.985	182.887	777.872
Provision charged for the period	96.057	708.782	804.839
Provision used	-	(438.749)	(438.749)
As at 31 December 2024	691.042	452.920	1.143.962

5. Investment securities

5.1. Available-for-sale investment securities

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV of 2025

	<i>31 December 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Debt securities		
Government bonds	1.601.181	298.843
Debt securities issued by other domestic credit institutions	2.405.033	2.430.479
Bonds issued by domestic economic organizations	3.205.383	-
	7.211.597	2.729.322
Provision for available-for-sale securities		
General provision	(24.280)	-
	7.187.317	2.729.322

5.2. Held-to-maturity investment securities (excluding special bonds issued by VAMC)

	<i>31 December 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Debt securities		
Government bonds	8.333.302	8.337.826
Debt securities issued by other domestic credit institutions	13.610.533	8.350.256
State treasury	-	3.000.000
	21.943.835	19.688.082

6. Long term investments

Details for long-term investment as at 30 September 2025 are as follows:

	<i>31 December 2025</i> <i>VND million</i>	<i>31 December 2024</i> <i>VND million</i>
Investment in subsidiary	200.000	5.000
Provision for long-term investments	-	(874)
	200.000	4.126

7. Borrowings from the government and the SBV

	<i>31 December</i> <i>2025</i> <i>VND million</i>	<i>31 December</i> <i>2024</i> <i>VND million</i>
Borrowing through discount of valuable papers	4.410.073	215.774
Other borrowings	5.282	7.117
	4.415.355	222.891

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV of 2025**8. Due to and borrowings from other credit institutions****8.1. Due to other credit institutions**

	31 December 2025 VND million	31 December 2024 VND million
Demand deposits	1.678	1.297
In VND	1.678	1.297
Term deposits	49.206.606	33.041.064
In VND	44.767.800	28.871.025
In foreign currencies	4.438.806	4.170.039
	49.208.284	33.042.361

8.2. Borrowings from other credit institutions

	31 December 2025 VND million	31 December 2024 VND million
In VND	2.400.000	5.300.000
In foreign currencies	25.078	73.806
	2.425.078	5.373.806

9. Due to customers

	31 December 2025 VND million	31 December 2024 VND million
Demand deposits	4.452.792	4.599.655
Demand deposits in VND	4.409.747	4.552.551
Demand deposits in foreign currencies	43.045	47.104
Term deposits	8.948.185	7.976.453
Term deposits in VND	8.923.107	7.938.763
Term deposits in foreign currencies	25.078	37.690
Saving deposits	88.146.362	82.167.416
Term saving deposits in VND	86.664.735	81.662.846
Term saving deposits in foreign currencies	1.481.627	504.570
Margin deposits	97.955	95.918
Margin deposits in VND	97.947	95.910
Margin deposits in foreign currencies	8	8
Deposits for specific purposes	562	6.235
Deposits for specific purposes in VND	483	633
Deposits for specific purposes in foreign currencies	79	5.602
	101.645.856	94.845.677

10. Valuable papers issued

Valuable papers issued by type of maturity are as follows:

	31 December 2025 VND million	31 December 2024 VND million
Certificate of deposits less than 1 year	16.400.000	13.215.000
Certificate of deposits over 5 years	2.137.810	771.090
Bonds having term over 5 years	5.107.300	3.692.170
	23.645.110	17.678.260

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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11. Other liabilities

	31 December 2025 VND million	31 December 2024 VND million
Internal payables	17.116	91.651
Payables to employees	17.116	91.651
External payables	359.634	322.081
Payments pending in payment operations	77.804	189.027
Tax and other statutory obligations	220.118	69.505
Payable for remittance operation	21.809	46.374
Unearned guarantee fee	19.058	16.434
Other payables	20.845	741
Bonus and welfare fund	20.494	13.148
	397.244	426.880

12. Taxes and other obligations to the state budget

	1 January 2025 VND million	Movement during the period		31 December 2025 VND million
		Payables VND million	Paid VND million	
Value added tax	1.136	22.076	21.229	1.983
Corporate income tax	60.661	320.562	172.813	208.411
Personal income tax	7.708	82.577	80.560	9.725
Others	-	8.503	8.503	-
	69.505	433.718	283.105	220.119

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

Quarter IV of 2025

13. Capital and reserves

13.1. Movements of changes in owners' equity

Movements of changes in owners' equity of the Bank during the period are as follows:

Items	Share capital VND million	Share premium VND million	Capital supplementary reserve VND million	Financial reserve VND million	Exchange rate differences VND million	Undistributed profit VND million	Total VND million
As at 01 January 2025	7.139.413	(237)	256.558	419.427	-	885.892	8.701.053
Increase in the period	3.629.561	(536)	(246.994)			(823.913)	2.558.118
Net profit for the period						1.204.341	1.204.341
Appropriation to bonus and welfare funds						(37.194)	(37.194)
Exchange rate differences					-		-
As at 31 December 2025	10.768.974	(773)	9.564	419.427	-	1.229.126	12.426.318

Pursuant to the Resolution of the Annual General Meeting of Shareholders for 2025, during the year the Bank increased its charter capital through the issuance of 107.090.641 shares from owners' equity and the issuance of 255.865.414 shares to existing shareholders. Accordingly, the Bank's charter capital increased by VND 3.629.560.550.000, from VND 7.139.413.290.000 to VND 10.768.973.840.000.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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13.2. Share capital

	<i>31 December 2025</i>	<i>31 December 2024</i>
	<i>Quantity of shares</i>	<i>Quantity of shares</i>
Approved share capital	1.076.897.384	713.941.329
Issued share capital	1.076.897.384	713.941.329
Common shares	1.076.897.384	713.941.329
Outstanding shares	1.076.897.384	713.941.329
Common shares	1.076.897.384	713.941.329

Par value of each common share of the Bank is VND10,000.

The movement of the Bank's shares during the period is below:

	<i>31 December 2025 Quantity of shares</i>	<i>31 December 2024 Quantity of shares</i>
Beginning balance	713.941.329	477.682.669
Issuing in period	362.956.055	236.258.660
Ending balance	1.076.897.384	713.941.329

VI. NOTES TO SEPARATE INCOME STATEMENT

14. Interest and similar income

	<i>From 01/01/2025 to 31/12/2025 VND million</i>	<i>From 01/01/2024 to 30/09/2024 VND million</i>
Interest income from deposits	1.847.265	1.126.668
Interest income from loans to customers	8.576.672	7.647.911
Interest income from securities investments	1.176.307	848.415
Income from guarantee service	5.343	9.620
Other income from credit activities	374.806	89.243
	11.980.393	9.721.857

15. Interest and similar expenses

	<i>From 01/01/2025 to 31/12/2025 VND million</i>	<i>From 01/01/2024 to 30/09/2024 VND million</i>
Interest expense on deposits	7.119.528	5.811.369
Interest expense on borrowings	288.293	203.962
Interest expense on valuable paper issued	1.248.848	890.831
Other credit activities expenses	4.305	4.185
	8.660.974	6.910.347

Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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16. Net gain from investment securities

	<i>From 01/01/2025 to 31/12/2025 VND million</i>	<i>From 01/01/2024 to 30/09/2024 VND million</i>
Income from trading of investment securities	60.086	21.212
Expense from trading of investment securities	(9.057)	(2.203)
	51.029	19.009

17. Operating Expenses

	<i>From 01/01/2025 to 31/12/2025 VND million</i>	<i>From 01/01/2024 to 30/09/2024 VND million</i>
Taxes, fees, and charges paid to the government	2.480	1.528
Employee expenses	834.863	753.924
- Salary and allowances	658.772	617.059
- Salary related expenses	74.640	62.606
- Other allowances	101.451	74.259
Operating expense relating to assets	444.221	409.192
- Depreciation of fixed assets	102.671	101.538
- Asset rental expenses	209.620	196.052
- Maintenance and repair of assets	112.770	98.292
- Expenses for assets, tools, and equipment	17.518	12.102
- Other asset-related expenses	1.642	1.208
Administrative and Operational Management Expenses	298.499	267.062
- Business trip expenses	10.550	9.490
- Advertising and marketing expenses	48.126	44.582
- Meeting, reception, and hospitality expenses	38.054	37.608
- Utility expenses (electricity, water, sanitation)	34.000	30.584
- Materials and printing costs	13.385	12.827
- Other administrative expenses	154.384	131.971
Insurance and Customer Deposit Protection Fees	140.721	125.258
Expense on provision (excluding provision for credit risks, securities risks)	-	2.428
- Provision charged for long term investment	-	2.428
Total	1.720.784	1.559.392

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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VII. OTHER INFORMATION

18. Related party transactions

Significant transactions with related parties during the period are as follows:

<i>Related party</i>	<i>Transactions</i>	<i>From 01/01/2025 to 31/12/2025 VND million</i>	<i>From 01/01/2024 to 30/09/2024 VND million</i>
Board of Directors, Board of Management and Board of Supervisors	Interest payment on loans	82	-
	Interest payment on deposits	2.323	1.516
Related parties with the Board of Directors, Board of Management and Board of Supervisors	Interest payment on loans	7.313	38.239
	Interest payment on deposits	1.531	9.263
Vietbank AMC Company	Interest payment on deposits	5.425	64
	Expense on fiduciary duties to resolve debts	8.317	5.770

Receivables and payables balance with related parties during the period are as follows:

<i>Related party</i>	<i>Transactions</i>	<i>31 December 2025 VND million</i>	<i>31 December 2024 VND million</i>
Board of Directors, Board of Management and Board of Supervisors	Deposit balance	51.333	39.549
	Loan balance	780	824
	Accrual interest payable on deposits	654	407
Related parties with the Board of Directors, Board of Management and Board of Supervisors	Deposit balance	109.410	74.865
	Loan balance	40.917	136.696
	Accrual interest payable on deposits	1.877	575
	Accrual interest receivable on loans	1.213	4.204
Vietbank AMC Company	Deposit balance	196.284	4.207
	Accrual interest payable on deposits	1.735	4
	Advance payment for service fees	-	-

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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19. Concentration of assets, liabilities and off-balance sheet items by geographical regions

	<i>Domestic VND million</i>	<i>Overseas VND million</i>	<i>Total VND million</i>
Asset as at 31 December 2025			
Cash	752.782	-	752.782
Balance with the SBV	3.932.930	-	3.932.930
Due from and loans to other credit institutions	50.514.482	1.000.416	51.514.898
Derivatives financial instruments and other financial liabilities	328.330	-	328.330
Loans and advance to customers - gross	105.235.064	-	105.235.064
Investment securities - gross	29.155.432	-	29.155.432
Long-term investments - gross	200.000	-	200.000
Other assets - gross	3.439.672	-	3.439.672
Liabilities as at 31 December 2025			
Borrowings from the Government and the SBV	4.415.355	-	4.415.355
Due to and borrowings from other credit institutions	51.633.362	-	51.633.362
Due to customers	101.612.784	33.072	101.645.856
Valuable papers issued	23.645.110	-	23.645.110
Other liabilities	3.196.023	-	3.196.023
Off-balance-sheet commitments as at 31 December 2025	801.921	-	801.921

VIII. FINANCIAL RISK MANAGEMENT

20. Financial risk management policies

The Bank's operations are exposed to various types of financial risks, including the following key risks: credit risk, liquidity risk, interest rate risk, and market risk. The Bank's Board of Directors issues risk policies and defines the Bank's risk appetite to ensure that risks are identified, measured, and controlled in accordance with the Bank's financial capacity, development orientation, and regulations of the SBV.

The Bank applies the three lines of defense model: business units are responsible for controlling the risks arising from their operations; the Risk Management Division develops policies and monitors compliance; and the Internal Audit function provides independent assessment.

The Risk Management Committee, under the Board of Directors, advises the Board on the issuance and adjustment of risk management policies and procedures, as well as on the analysis and early warning of potential threats to operational safety. The Committee also evaluates the effectiveness of risk management and proposes appropriate measures and solutions for risk mitigation.

Credit risk is managed through the establishment, analysis, and monitoring of the credit portfolio, credit limits, and provisioning in accordance with regulations. Liquidity risk is monitored through regulatory liquidity safety ratios and periodic liquidity stress testing. Interest rate risk in the banking book is measured and monitored by assessing interest rate repricing gaps between assets and liabilities and analyzing the sensitivity of net interest income. Market risk is managed through the establishment and daily monitoring of position and loss limits for the trading book.

21. Market risk

21.1. Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect the fair values of financial instruments. The Bank are exposed to interest rate risk as a result of mismatches of maturity dates or dates of interest rate re-pricing in respect of assets, liabilities and off-balance sheet instruments over a certain period.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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Analysis of assets and liabilities based on interest rate re-pricing date

The real interest rate re-pricing term is the remaining period from the date of preparation of the financial statements to the most recent interest re-pricing period or the maturity date of the items on the separate statement of financial position whichever is earlier.

The following assumptions and conditions have been adopted in the analysis of interest rate re-pricing terms of the assets and liabilities of the Bank:

- ▶ Cash, Balances with the SBV, long-term investments, derivatives and other financial assets, other assets (including fixed assets, receivables and other assets) and other payables are classified as non-interest-bearing items.
- ▶ The repricing period of the effective interest rate for trading securities is determined based on the expected holding period of the trading securities portfolio; such securities are held for the short - term to generate profits from price differentials.
- ▶ The re-pricing period of interest rate of investment securities are determined based on the maturity date of securities at date of the separate financial statements.
- ▶ The re-pricing term of borrowings from Government and the SBV, due from and loans to other credit institutions, loans to customers, receivables from sale of debts, due to and borrowings from other credit institutions, due to customers and valuable papers issued is determined as follows:
 - Items which bear fixed interest rate for the entire contractual term: The re-pricing term is determined based on the remaining contractual term from the separate statement of financial position date.
 - Items which bear floating interest rate: The re-pricing term is determined based on the nearest interest re-pricing date from the end of the financial year.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued) Quarter IV of 2025

Below table shows an analysis of the interest re-pricing period of assets and liabilities as at 31 December 2025:

	Overdue VND million	Non- interest bearing VND million	Interest re-pricing period					Total VND million
			Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 6 months VND million	From 6 to 12 months VND million	From 1 to 5 years VND million	
Assets								
Cash	-	752.782						752.782
Balances with the SBV	-	3.932.930						3.932.930
Due from and loans to other credit institutions	-	-	46.572.728	4.915.170	27.000	-	-	51.514.898
Derivatives and other financial assets	-	328.330	-	-	-	-	-	328.330
Loans to customers - gross	4.157.107	-	12.609.583	29.102.989	18.307.669	29.490.035	705.396	105.235.064
Investment securities - gross	-	-	836.154	1.257.988	1.900.000	10.972.301	9.940.788	29.155.432
Long-term investments - gross	-	200.000	-	-	-	-	-	200.000
Fixed assets	-	3.903.389	-	-	-	-	-	3.903.389
Other assets - gross	-	3.439.672	-	-	-	-	-	3.439.672
Total assets	4.157.107	12.557.104	60.018.465	35.276.147	20.234.669	40.462.336	15.110.485	198.462.497
Liabilities								
Borrowings from the Government and the SBV	-	-	3.650.048	760.025	-	-	5.282	4.415.355
Due to and borrowings from other credit institutions	-	-	44.312.884	4.920.478	2.400.000	-	-	51.633.362
Due to customers	-	-	22.918.443	27.800.906	27.737.099	22.000.354	1.189.054	101.645.856
Valuable papers issued	-	-	219.900	1.800.000	5.511.700	16.113.510	-	23.645.110
Other liabilities	-	3.196.023	-	-	-	-	-	3.196.023
Total liabilities	-	3.196.023	71.101.275	35.281.409	35.648.799	38.113.864	1.189.054	184.535.706
Interest sensitivity gap	4.157.107	9.361.081	(11.082.811)	(5.262)	(15.414.130)	2.348.471	13.921.431	13.926.790

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Interest rate sensitivity

The Bank has not made the analysis on the interest rate sensitivity as at 31 December 2025 due to lack of sufficient data system and information.

21.2. Currency risk

Currency risk management is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates.

The Bank was incorporated and operated in Vietnam, so VND is the reporting currency and the major currency in which the Bank transacts is VND. The Bank's financial assets and financial liabilities mainly denominated in VND with the remainder mainly in USD, EUR and other currencies. However, some of the Bank's other assets are in currencies other than the reporting currency of VND, USD, EUR and other currencies. The Bank's management has set limits on position for each currency. Currency positions are monitored on a daily basis and hedging strategies used to ensure positions are maintained within established limits.

Exchange rates of major currencies as at the reporting date are presented in *Note IX*.

The following table presents assets and liabilities in foreign currencies translated into VND as at 31 December 2025::

	<i>USD equivalent VND million</i>	<i>EUR equivalent VND million</i>	<i>Other currencies equivalent VND million</i>	<i>Total VND million</i>
Assets at as 31 December 2025				
Cash	33.961	4.006	2.525	40.491
Balances at the SBV	128.790	-	-	128.790
Due from and loans to other credit institutions	5.496.466	5.477	48.049	5.549.992
Derivative financial instruments and other financial liabilities	(2.258.146)	-	(26.468)	(2.284.614)
Loan to customers - gross	37.458	-	-	37.458
Other assets - gross	80.475	6	0	80.481
Total assets	3.519.004	9.489	24.106	3.552.598
Liabilities at as 31 December 2025				
Due to and borrowings from other credit institutions	4.463.884	-	-	4.463.884
Due to customers	1.545.014	3.483	1.340	1.549.837
Other liabilities	41.137	8	0	41.145
Total liabilities	6.050.035	3.491	1.341	6.054.866
Net on-balance-sheet position	(2.531.031)	5.998	22.765	(2.502.268)
Net off-balance-sheet position	-	-	-	-
Net position	(2.531.031)	5.998	22.765	(2.502.268)

Currency sensitivity

The Bank has not made the analysis on the currency sensitivity as at 31 December 2025 since there is lack of sufficient data system and information.

Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
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21.3. Liquidity risk

Liquidity risk is the risk which the Bank has difficulties in meeting the obligations of financial liabilities. Liquidity risk occurs when the Bank cannot afford to settle debt obligations at the due dates in the normal or stress conditions. To manage the liquidity risk exposure, the Bank has diversified the mobilization of deposits from various sources in addition to its basic capital resources. In addition, the Bank has established policy for control of liquidity assets flexibly; monitor the future cash flows and daily liquidity. The Bank has also evaluated the estimated cash flows and the availability of current collateral assets in case of obtaining more deposits.

Liquidity risk exposure is managed by maintaining not limited to cash and cash equivalent by Nostro account, balance with SBV and other credit institutions and other valuable papers. Safety ratios related to risk are used to manage liquidity risk.

The maturity term of assets and liabilities is the remaining period of assets and liabilities as calculated from the separate statement of financial position date to the settlement date in accordance with contractual terms and conditions.

The following assumptions and conditions are applied in the maturity analysis of the Bank's assets and liabilities:

- ▶ Balances with the SBV are classified as demand deposits which include compulsory deposits;
- ▶ The maturity term of held for trading securities and investment securities is determined based on the maturity date of each kind of securities;
- ▶ The maturity term of borrowings to Government and the SBV, due from and loans to other credit institutions and loans to customers is determined on the maturity date as stipulated in contracts. The actual maturity term may be altered because loan contracts may be extended;
- ▶ The maturity term of long-term investments is considered as more than five years because these investments do not have specific maturity date;
- ▶ Vostro account and demand deposits are transacted as required by customers, and therefore, being classified as current accounts. The maturity term of due to and borrowings from other credit institutions, derivative and other financial assets, customer deposits, valuable papers issued and other payable are determined based on features of these items or the maturity date as stipulated in contracts. The maturity term of borrowings and term deposits is determined based on the maturity date in contracts. In fact, these amounts may be rotated, and therefore, they last beyond the original maturity date;
- ▶ The maturity term of fixed assets and other assets is determined on the remaining useful life of assets.

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Below table presents the analysis of the remaining maturity of assets and liabilities of the Bank according to groups corresponding to the remaining contractual period calculated from the interim separate statement of financial position date:

	Overdue		Current					Total VND million
	Above 3 months VND million	Up to 3 months VND million	Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 12 months VND million	From 1 to 5 years VND million	Over 5 years VND million	
Assets								
Cash	-	-	752.782	-	-	-	-	752.782
Balances at the SBV	-	-	3.932.930	-	-	-	-	3.932.930
Due from and loans to other credit institutions	-	-	46.948.898	4.539.000	27.000	-	-	51.514.898
Derivatives financial instruments and other financial liabilities	-	-	232.570	26.486	69.274	-	-	328.330
Loans to customers – gross	3.070.552	1.086.555	7.293.016	13.885.225	47.789.919	13.702.560	18.407.236	105.235.064
Investment securities – gross	-	-	918.859	1.175.283	12.872.301	4.248.201	9.940.788	29.155.432
Long term investments – gross	-	-	-	-	-	-	200.000	200.000
Fixed assets	-	-	-	-	-	-	3.903.389	3.903.389
Other assets – gross	-	-	268.612	-	-	-	-	3.439.672
Total assets	3.070.552	1.086.555	60.347.667	20.046.998	61.800.688	18.649.586	33.460.450	198.462.497
Liabilities								
Borrowings from the Government and the SBV	-	-	3.650.048	760.025	-	-	5.282	4.415.355
Due to and borrowings from other credit institutions	-	-	44.708.284	4.525.078	2.400.000	-	-	51.633.362
Due to customer	-	-	23.440.264	27.279.085	49.737.453	1.189.054	-	101.645.856
Valuable paper issued	-	-	-	800.000	15.600.000	1.607.300	5.637.810	23.645.110
Other liabilities	-	-	1.001.436	794.316	1.200.605	63.885	135.781	3,196.023
Total liabilities	-	-	72.800.032	34.158.504	68.938.058	2,860.239	5,778.873	184,535.706
Net liquidity gap	3.070.552	1,086.555	(12,452,364)	(14,111,507)	(7,137,370)	15,789,347	27,681,577	13,926,790

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Other than the assets and liabilities presented above, the Bank and its subsidiary have no other market price risks which have risk level accounting for 5% or more of net profit or the value of assets, liabilities accounting for 5% or more of total assets.

IX. EXCHANGE RATES OF APPLICABLE FOREIGN CURRENCIES AGAINST VIETNAM DONG AT THE END OF THE FINANCIAL PERIOD

	31 December 2025 VND	31 December 2024 VND
USD	25.078	24.602
EUR	30.959	26.595
GBP	35.469	32.055
CAD	19.241	17.797
AUD	17.645	15.919
SGD	20.508	18.787
JPY	168	163
CHF	33.282	28.206
CNY	3.769	3.550
KRW	18	19

Can Tho City, Viet Nam
30 January 2026

Prepared by:



Ms. Le Ha Cam Trang
General Accountant

Reviewed by:



Ms. Nguyen Thi Thuy Minh
Chief Accountant

Approved by:



Ms. Tran Tuan Anh
General Director



