

**Vietnam Thuong Tin  
Commercial Joint Stock Bank**

Separate financial statements

For the year ended 31 December 2025



# **Vietnam Thuong Tin Commercial Joint Stock Bank**

Separate financial statements

For the year ended 31 December 2025



## CONTENTS

	<i>Pages</i>
General information	1 - 2
Report of the Board of Management	3
Independent auditors' report	4 - 5
Separate statement of financial position	6 - 8
Separate income statement	9
Separate cash flow statement	10 - 11
Notes to the separate financial statements	12 - 80

# Vietnam Thuong Tin Commercial Joint Stock Bank

## GENERAL INFORMATION

### THE BANK

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/QD-NHNN issued by the State Bank of Vietnam ("the State Bank" or "the SBV") on 15 December 2006 and Business Registration Certificate No. 2200269805, issued by the Department of Planning and Investment of Soc Trang Province on 12 January 2007, amended the 28th on 28 August 2023. The Bank's Operation License No. 2399/QD/NHNN was amended and supplemented as follows:

<i>Certificate/Decisions</i>	<i>Date of issuance</i>
Establishment and Operation License No. 05/GP-NHNN	24 February 2023
Decision No. 1900/QD-NHNN	12 September 2024
Decision No. 2758/QD-NHNN	25 December 2024
Decision No. 1381/QD-QLGS5	24 June 2025
Decision No. 2778/QD-NHNN	17 July 2025
Decision No. 1949/QD-QLGS5	8 August 2025
Decision No. 05/QD-QLGS5	3 February 2026
Decision No. 179/QD-NHNN	5 February 2026

The operating term of the Bank is 50 years from 15 December 2006.

The main operating activities of the Bank during the year include providing banking services such as 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 and gold bar trading; international trade financing services; trading and providing interest rate derivative products; discounting commercial papers, bonds and other valuable papers; providing factoring services, cash management services, banking consultancy, financial advisory and asset management services, safe deposit box services; 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.

### Charter capital

The Bank's charter capital as at 31 December 2025 is VND10,768,974 million (31 December 2024: VND7,139,413 million).

### Operational network

The Bank's head office is located at 47 Tran Hung Dao, Phu Loi Ward, Can Tho Province, 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.

## BOARD OF DIRECTORS

Members of Board of Directors during the year 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

# Vietnam Thuong Tin Commercial Joint Stock Bank

## GENERAL INFORMATION (continued)

### BOARD OF SUPERVISORS

Members of Board of Supervisors during the year 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

### BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

Members of Board of Management and Chief Accountant during the year and as at the date of this report are as follows:

<i>Name</i>	<i>Position</i>	<i>Date of appointment/ re-appointment/resignation</i>
Mr. Le Thanh Quy Ngoc	Acting General Director	Appointed on 2 February 2026
Ms. Tran Tuan Anh	General Director	Resigned on 2 February 2026
Mr. Pham Linh	Deputy General Director	Re-appointed on 14 January 2026
Mr. Pham Danh	Deputy General Director	Re-appointed on 31 January 2026
Ms. Tran Thi Ngoc Ly	Deputy General Director	Appointed on 2 February 2026
Mr. Nguyen Tien Sy	Deputy General Director	Resigned on 2 February 2026
Ms. Nguyen Thi Thuy Minh	Chief Accountant	Appointed on 28 June 2025
Ms. Pham Thi My Chi	Deputy General Director and Chief Accountant	Resigned on 1 July 2025 Resigned on 28 June 2025

### LEGAL REPRESENTATIVE

The legal representative of the Bank during the year up to 2 February 2026 was Ms. Tran Tuan Anh, General Director.

The legal representative of the Bank from 2 February 2026 up to the reporting date is Mr. Duong Nhat Nguyen, Chairman.

Mr. Le Thanh Quy Ngoc - Acting the General Director was authorized by Mr. Duong Nhat Nguyen to sign the accompanying financial statements for the financial year ended 31 December 2025 under Power of Attorney No. 52/2026/GUQ-CT.HDQT dated 2 February 2026.

### AUDITORS

The auditor of the Bank is Ernst & Young Vietnam Limited.

# Vietnam Thuong Tin Commercial Joint Stock Bank

## REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Vietnam Thuong Tin Commercial Joint Stock Bank ("the Bank") is pleased to present its report and the separate financial statements of the Bank and for the year ended 31 December 2025.

### MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

The Board of Management of the Bank is responsible for the separate financial statements of each financial year which give a true and fair view of the separate financial position of the Bank and of the separate results of their operation and their separate cash flows for the year. In preparing these separate financial statements, the Board of Management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgments and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements; and
- ▶ prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Bank will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Bank and ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Bank and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements for the fiscal year ending 31 December 2025, as attached.

### STATEMENT BY THE BOARD OF MANAGEMENT

The Board of Management of the Bank hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Bank as at 31 December 2025, the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to preparation and presentation of separate financial statements.

The Bank has prepared these separate financial statements to meet disclosure requirements, specifically in accordance with Circular No. 96/2020/TT-BTC - Guidelines on information disclosure in the securities market and its amendments and supplements. The Bank has also prepared the consolidated financial statements for the year ended 31 December 2025. Users of the separate financial statements should read them together with the consolidated financial statements to obtain complete information on the consolidated financial position, consolidated income statement and consolidated cash flows of the Bank and its subsidiary.



Mr. Lê Thanh Quy Ngoc  
Acting General Director

Can Tho City, Vietnam  
12 March 2026



Shape the future  
with confidence

Ernst & Young Vietnam Limited  
20th Floor, Bitexco Financial Tower  
2 Hai Trieu Street, District 1  
Ho Chi Minh City, Vietnam

Tel: +84 28 3824 5252  
Email: eyhcmc@vn.ey.com  
Website (EN): ey.com/en\_vn  
Website (VN): ey.com/vi\_vn

Reference: 12857966/ E-68719902

## INDEPENDENT AUDITORS' REPORT

**To: The Shareholders of Vietnam Thuong Tin Commercial Joint Stock Bank**

We have audited the accompanying separate financial statements of Vietnam Thuong Tin Commercial Joint Stock Bank ("the Bank") as prepared on 12 March 2026 and set out on pages 6 to 80, which comprise the separate statement of financial position as at 31 December 2025, the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

### *The Board of Management's responsibility*

The Board of Management of the Bank is responsible for the preparation and true and fair presentation of these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to preparation and presentation of the separate financial statements, and for such internal control as Board of Management of the Bank determines is necessary to enable the preparation and presentation of the separate financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' responsibility*

Our responsibility is to express an opinion on these separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider the Bank's internal control relevant to the Bank's preparation and true and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bank's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.





Shape the future  
with confidence

### Opinion

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Bank as at 31 December 2025, and of the results of its separate operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to preparation and presentation of the separate financial statements.

Ernst & Young Vietnam Limited



Vu Tien Dung  
Deputy General Director  
Audit Practicing Registration  
Certificate No. 3221-2025-004-1

Hoang Thi Hong Minh  
Auditor  
Audit Practicing Registration  
Certificate No. 0761-2023-004-1

Ho Chi Minh City, Vietnam

12 March 2026

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF FINANCIAL POSITION  
as at 31 December 2025

B02/TCTD

	<i>Notes</i>	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>ASSETS</b>			
<b>Cash</b>	<b>5</b>	<b>752,782</b>	<b>548,602</b>
<b>Balances with the State Bank of Vietnam ("SBV")</b>	<b>6</b>	<b>3,932,930</b>	<b>7,024,700</b>
<b>Due from and loans to other credit institutions</b>		<b>51,514,898</b>	<b>35,921,200</b>
Due from other credit institutions	7.1	50,914,898	34,021,200
Loans to other credit institutions	7.2	600,000	1,900,000
<b>Held-for-trading securities</b>		<b>-</b>	<b>340,337</b>
<b>Derivatives and other financial assets</b>	<b>8</b>	<b>328,330</b>	<b>89,061</b>
<b>Loans to customers</b>		<b>103,772,418</b>	<b>92,493,074</b>
Loans to customers	9	105,235,063	93,637,036
Provision for credit losses	10	(1,462,645)	(1,143,962)
<b>Investment securities</b>		<b>29,131,152</b>	<b>22,417,404</b>
Available-for-sale securities	11.1	7,211,597	2,729,322
Held-to-maturity securities	11.2	21,943,835	19,688,082
Provision for investment securities	11.1	(24,280)	-
<b>Long-term investment</b>	<b>12</b>	<b>200,000</b>	<b>4,126</b>
Investment in subsidiary		200,000	5,000
Provision for long-term investments		-	(874)
<b>Fixed assets</b>		<b>3,903,389</b>	<b>698,874</b>
Tangible fixed assets	13.1	910,054	543,433
Cost		1,536,523	1,125,997
Accumulated depreciation		(626,469)	(582,564)
Intangible fixed assets	13.2	2,993,335	155,441
Cost		3,261,505	385,100
Accumulated amortization		(268,170)	(229,659)
<b>Other assets</b>		<b>3,426,125</b>	<b>3,322,053</b>
Receivables	14.1	465,557	617,690
Interest and fees receivable	14.2	2,738,336	2,560,595
Other assets	14.3	235,780	157,316
Provisions for other on-balance sheet assets	14.4	(13,548)	(13,548)
<b>TOTAL ASSETS</b>		<b>196,962,024</b>	<b>162,859,431</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

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

B02/TCTD

	<i>Notes</i>	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>LIABILITIES</b>			
<b>Borrowings from Government and the SBV</b>	<b>15</b>	<b>4,415,355</b>	<b>222,891</b>
<b>Due to and borrowings from other credit institutions</b>		<b>51,633,361</b>	<b>38,416,167</b>
Due to other credit institutions	16.1	49,208,283	33,042,361
Borrowings from other credit institutions	16.2	2,425,078	5,373,806
<b>Due to customers</b>	<b>17</b>	<b>101,645,857</b>	<b>94,845,677</b>
<b>Valuable papers issued</b>	<b>18</b>	<b>23,645,110</b>	<b>17,678,260</b>
<b>Other liabilities</b>		<b>3,196,022</b>	<b>2,995,383</b>
Interest and fees payable	19.1	2,798,779	2,568,503
Other payables	19.2	397,243	426,880
<b>TOTAL LIABILITIES</b>		<b>184,535,705</b>	<b>154,158,378</b>
<b>OWNERS' EQUITY</b>			
<b>Share capital</b>	<b>21.1</b>	<b>10,768,974</b>	<b>7,139,413</b>
<b>Share premium</b>	<b>21.1</b>	<b>(773)</b>	<b>(237)</b>
<b>Statutory reserves</b>	<b>21.1</b>	<b>657,816</b>	<b>675,985</b>
<b>Undistributed profits</b>	<b>21.1</b>	<b>1,000,302</b>	<b>885,892</b>
<b>TOTAL OWNERS' EQUITY</b>		<b>12,426,319</b>	<b>8,701,053</b>
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>196,962,024</b>	<b>162,859,431</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

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

B02/TCTD

## SEPARATE OFF-BALANCE-SHEET ITEMS

	Notes	Ending balance VND million	Beginning balance VND million
Guarantee for loans	32.2	50	50
Foreign exchange commitments	32.1	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	32.2	14,254	21,773
Other guarantees	32.2	787,617	825,609
Other commitments	32.2	15,081,702	8,804,949
Interest and receivable fees not yet collected	32.3	1,229,087	930,391
Written-off debts	32.4	395,536	381,176
Assets and other documents	32.5	204,611	212,919
<b>TOTAL</b>		<b>71,133,694</b>	<b>46,578,812</b>

Can Tho City, Vietnam  
12 March 2026

Prepared by:

Reviewed by:

Approved by:



Ms. Le Ha Cam Trang  
General Accountant



Ms. Nguyen Thi Thuy Minh  
Chief Accountant




Mr. Le Thanh Quy Ngoc  
Acting General Director

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE INCOME STATEMENT  
for the year ended 31 December 2025

B03/TCTD

	Notes	Current year VND million	Previous year VND million
Interest and similar income	22	11,980,393	9,721,857
Interest and similar expenses	23	(8,660,974)	(6,910,347)
<b>Net interest and similar income</b>		<b>3,319,419</b>	<b>2,811,510</b>
Fee and commission income		262,118	231,629
Fee and commission expenses		(110,002)	(100,674)
<b>Net fee and commission income</b>	<b>24</b>	<b>152,116</b>	<b>130,955</b>
<b>Net gain from trading of foreign currencies</b>	<b>25</b>	<b>89,745</b>	<b>80,215</b>
<b>Net gain from trading of investment securities</b>	<b>26</b>	<b>51,029</b>	<b>19,009</b>
Other operating income		7,395	463,620
Other operating expenses		(11,755)	(9,780)
<b>Net (loss)/gain from other operating activities</b>	<b>27</b>	<b>(4,360)</b>	<b>453,840</b>
<b>TOTAL OPERATING INCOME</b>		<b>3,607,949</b>	<b>3,495,529</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>28</b>	<b>(1,720,784)</b>	<b>(1,559,392)</b>
<b>Net operating profit before provision for credit losses</b>		<b>1,887,165</b>	<b>1,936,137</b>
Provision expense for credit losses	10	(362,262)	(804,839)
<b>PROFIT BEFORE TAX</b>		<b>1,524,903</b>	<b>1,131,298</b>
Current corporate income tax expense	20.1	(320,561)	(230,373)
<b>PROFIT AFTER TAX</b>		<b>1,204,342</b>	<b>900,925</b>

Can Tho City, Vietnam  
12 March 2026

Prepared by:

Reviewed by:

Approved by:



Ms. Le Ha Cam Trang  
General Accountant



Ms. Nguyen Thi Thuy Minh  
Chief Accountant




Mr. Le Thanh Quy Ngoc  
Acting General Director

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE CASH FLOW STATEMENT  
for the year ended 31 December 2025

B04/TCTD

	<i>Notes</i>	<i>Current year VND million</i>	<i>Previous year VND million (Restated)</i>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Interest and similar receipts		11,871,739	9,868,811
Interest and similar payments		(8,482,570)	(7,271,442)
Net fee and commission receipts		123,993	130,955
Net receipts from dealing in foreign currencies, gold and securities		154,457	99,224
Other expenses paid		(9,786)	(9,335)
Recoveries from bad debts previously written-off		4,837	463,175
Payments for operating and salary expenses		(1,889,619)	(1,353,167)
Corporate income tax paid during the year		(172,811)	(247,156)
<b>Net operating cash flows before changes in operating assets and liabilities</b>		<b>1,600,240</b>	<b>1,681,065</b>
<b>Changes in operating assets</b>			
Decrease/(increase) in due from and loans to other credit institutions		1,300,000	(1,900,000)
Increase in investment securities		(9,397,691)	(2,240,993)
Increase in derivatives and other financial assets		(239,269)	(69,213)
Increase in loans to customers		(11,598,027)	(12,882,606)
Decrease in allowance for credit losses		(19,299)	(463,175)
(Increase)/decrease in other assets		(66,219)	56,702
<b>Changes in operating liabilities</b>			
Increase in due to the SBV and borrowings from Government		4,192,464	213,871
Increase in due to and borrowings from other credit institutions		13,217,194	11,794,393
Increase in customer deposits		6,800,180	4,844,866
Increase in valuable papers issued		4,551,720	5,966,090
(Decrease)/increase in other liabilities		(37,195)	448,332
<b>Net cash flows from operating activities</b>		<b>10,304,098</b>	<b>7,449,332</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for purchases of fixed assets		(3,076,748)	(443,142)
Proceeds from disposals of fixed assets		509	324
Payments for investments in other subsidiaries		(195,000)	-
<b>Net cash flows used in investing activities</b>		<b>(3,271,239)</b>	<b>(442,818)</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE CASH FLOW STATEMENT (continued)  
for the year ended 31 December 2025

B04/TCTD

	Notes	Current year VND million	Previous year VND million (Restated)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Increase in charter capital from capital contribution and/or share issuance		2,558,119	934,706
Proceeds from the issuance of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings		2,500,000	1,000,000
Payments for the redemption of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings		(1,084,870)	(839,000)
<b>Cash flows from financing activities</b>		<b>3,973,249</b>	<b>1,095,706</b>
<b>Net cash flows during the year</b>		<b>11,006,108</b>	<b>8,102,220</b>
<b>Cash and cash equivalents at the beginning of the year</b>	29	<b>44,594,502</b>	<b>36,492,282</b>
<b>Cash and cash equivalents at the end of the year</b>	29	<b>55,600,610</b>	<b>44,594,502</b>

Can Tho City, Vietnam  
12 March 2026

Prepared by:

Ms. Le Ha Cam Trang  
General Accountant

Reviewed by:

Ms. Nguyen Thi Thuy Minh  
Chief Accountant



Mr. Le Thanh Quy Ngoc  
Acting General Director

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 1. THE BANK'S INFORMATION

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

The Bank is established under Operation License No. 2399/QD-NHNN issued by the State Bank of Vietnam ("the State Bank" or "the SBV") on 15 December 2006 and Business Registration Certificate No. 2200269805, issued by the Department of Planning and Investment of Soc Trang Province on 12 January 2007, amended the 28th on 28 August 2023. The Bank's Operation License No. 2399/QD/NHNN was amended and supplemented as follows:

<i>Certificate/Decisions</i>	<i>Date of issuance</i>
Establishment and Operation License No. 05/GP-NHNN	24 February 2023
Decision No. 1900/QD-NHNN	12 September 2024
Decision No. 2758/QD-NHNN	25 December 2024
Decision No. 1381/QD-QLGS5	24 June 2025
Decision No. 2778/QD-NHNN	17 July 2025
Decision No. 1949/QD-QLGS5	8 August 2025
Decision No. 05/QD-QLGS5	3 February 2026
Decision No. 179/QD-NHNN	5 February 2026

The Bank's operating term is 50 years, commencing from 15 December 2006.

The main operating activities of the Bank during the year include providing banking services such as 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 and gold bar trading; international trade financing services; trading and providing interest rate derivative products; discounting commercial papers, bonds and other valuable papers; providing factoring services, cash management services, banking consultancy, financial advisory and asset management services, safe deposit box services; 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.

### ***Charter capital***

The Bank's charter capital as at 31 December 2025 is VND10,768,974 million (31 December 2024: VND7,139,413 million).

### ***Operation network***

The Bank's head office is located at 47 Tran Hung Dao, Phu Loi Ward, Can Tho Province, 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.

### ***Employees***

The Bank has 3,043 employees as at 31 December 2025 (31 December 2024: 2,855 employees).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 1. THE BANK'S INFORMATION (continued)

### *Subsidiary*

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

<i>Subsidiary</i>	<i>Operating License</i>	<i>Nature of Business</i>	<i>Share capital</i>	<i>Ownership</i>
Vietnam Thuong Tin Bank Asset Management Limited ("Vietbank AMC")	Decision No. 3158/QD-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, amended for the seventh time by Department of Finance of Ho Chi Minh City on 3 April 2025.	Assets and liabilities management	VND200 billion	100%

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

## 2. FISCAL YEAR AND ACCOUNTING CURRENCY

### *2.1 Fiscal year*

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

### *2.2 Accounting currency*

The separate financial statements are prepared in Vietnam dong ("VND") which is also the Bank's currency. For the purpose of preparing these separate financial statements as at 31 December 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 separate statement of financial position, the separate income statement, and the separate cash flows statement.

## 3. APPLIED ACCOUNTING STANDARDS AND SYSTEM

### *3.1 Statement of compliance*

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

### *3.2 Purpose of preparation of separate financial statements*

The Bank has a subsidiary as disclosed in *Note 1* and *Note 12*. The Bank prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 27/2021/TT-NHNN dated 31 December 2021 by the SBV, Circular 49/2014/TT-NHNN dated 31 December 2014 by the SBV, Decision 16/2007/QD-NHNN dated 18 April 2007 by the SBV and Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Bank has also prepared the consolidated financial statements of the Bank and its subsidiary for the year ended 31 December 2025.

## 3. APPLIED ACCOUNTING STANDARDS AND SYSTEM (continued)

### 3.2 Purpose of preparation of separate financial statements (continued)

The users of separate financial statements should read these separate financial statements together with the consolidated financial statements in order to have adequate information about the consolidated financial position, results of consolidated operations and consolidated cash flows statement of the Bank and its subsidiary.

### 3.3 Accounting standards and system

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

Accordingly, the accompanying the 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 separate financial position, separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

The items that are not presented in this consolidated financial statements in accordance with Decision No. 16/2007/QĐ-NHNN dated 18 April 2007, Circular No. 49/2014/TT-NHNN dated 31 December 2014, and Circular No. 27/2021/TT-NHNN dated 31 December 2021 on the financial reporting regime applicable to credit institutions issued by the State Bank of Vietnam, are items with no balances.

### 3.4 Basis of assumptions and uses of estimates

The preparation of the separate financial statements requires 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 provisions.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****4.1 Change in accounting policies and disclosures**

The accounting policies adopted by the Bank in preparation of the financial statements are consistent with those followed in the preparation of the Bank's financial statements for the year ended 31 December 2024, except for the following change in the accounting policies:

*The Law on Credit Institutions No. 96/2025/QH15 dated 27 June 2025, amending and supplementing several articles of the Law on Credit Institutions. There are some key changes:*

Regarding special loans:

- The State Bank of Vietnam ("SBV") shall decide on granting special loans to credit institutions, with or without collateral.
- The interest rate for special loans provided by the SBV is 0% per annum.

Regarding the handling of non-performing loans ("NPLs") and collateral assets:

- The Law codifies the credit institution's right to seize collateral securing an NPL, provided that all statutory conditions are satisfied.
- Credit institutions are required to publicly disclose information prior to seizing collateral assets - immediately for movable assets and at least 15 days in advance for immovable assets.
- The Law specifies cases in which assets of a judgment debtor that have been pledged/mortgaged to secure an NPL may be attached or disposed of.
- Competent criminal procedure authorities shall return evidence that constitutes collateral for an NPL at the credit institution's request after the completion of evidentiary determinations.

This Law takes effect from 15 October 2025.

*Decree No. 135/2025/NĐ-CP of the Government on the financial regime applicable to credit institutions, foreign bank branches, and the financial supervision and assessment of the efficiency of State capital investment in credit institutions wholly owned by the State Bank of Vietnam and credit institutions with State capital ("Decree 135").*

On 12 June 2025, the Government promulgated Decree 135, which supplements regulations on the preparation of annual financial plans of credit institutions. Accordingly, the distribution of retained earnings of credit institutions and foreign bank branches shall be carried out in the following order:

1. Distribution of profits to capital-contributing parties in accordance with existing transactions and executed contracts (if any);
2. Offsetting losses from previous years that have exceeded the period permitted to be deducted from profit before corporate income tax;
3. Appropriation to charter capital – supplementing reserve funds, as follows:

<i>Proportion on profit after tax</i>	<i>Maximum level</i>
10% of profit after tax	100% of charter capital

4. Provisions on financial reserves:

<i>Proportion on profit after tax</i>	<i>Maximum level</i>
10% of the remaining profit after tax after distributing to items 1,2 and 3 above	Not regulated

5. The distribution of the remaining profit shall be decided by the credit institution or foreign bank branch in accordance with its Charter, financial regulations and internal regulations.

Decree 135 takes effect from 1 August 2025.



## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 4.2 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.

### 4.3 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 financial year.

The classification of credit risk for deposits and loans to other credit institutions, and the corresponding provision for credit risk, shall be carried out in accordance with Circular No. 31/2024/TT-NHNN ("Circular 31") issued by the State Bank of Vietnam on 30 June 2024, and Decree No. 86/2024/ND-CP ("Decree 86") on the classification of assets, provisioning levels, methods of making risk provisions, and the use of provisions for risk handling 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 4.5*.

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 Article 9, Article 174 of the Law on Credit Institutions No. 32/2024/QH15, the bank classifies these deposits as standard debt and is not required to adjust the loan classification based on the customer list provided by the Vietnam National Credit Information Center under the State Bank of Vietnam ("CIC").

### 4.4 Loans to customers

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

Short-term loans are loans with term of less than one year from the date of disbursement. Medium-term loans have term of 1 to 5 years from the date of disbursement. Long-term loans are loans with term of over 5 years from the date of disbursement.

The classification of loans and provision for credit losses are made in accordance with Circular 31 and Decree 86 is presented in *Note 4.5*.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.5 *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*****4.5.1 *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 as at 31 December 2025 at the rate of 0.75% of the total outstanding balance as at 31 December 2025 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 as at 31 December 2025 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 as at 31 December 2025. The basis for value and discounted value determination for each type of collateral is specified in Decree 86.

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

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 of which the repayment terms are restructured for the first time.	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; 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"> <li>▪ Debts violating Clause 1, 3, 4, 5, 6 under Article 134 of Law on Credit Institutions; or</li> <li>▪ Debts violating Clause 1, 2, 3, 4 under Article 135 of Law on Credit Institutions; or</li> <li>▪ Debts violating Clauses 1, 2, 5 and 9 under Article 136 of Law on Credit Institutions</li> </ul>	20%

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.5 *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 (continued)*****4.5.1 *Loan classification and provision for credit losses (continued)***

<i>Group</i>		<i>Description</i>	<i>Provision rate</i>
3	Sub - Standard (continued)	e) Debts are required to be recovered according to regulatory inspection conclusions. 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 of which the 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 of which the repayment terms are restructured for the second time; or d) Debts are specified in point (d) of Loan group 3 and overdue for a period of 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 outstanding with an overdue period up to 60 days since the recovery date as required by 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 for a period between 30 days to 60 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.	50%

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.5 *Loan classification and provision for credit losses applied to due from and loans to other credit institutions, unlisted corporate bonds purchased and trusted for purchase by the Bank, loans to customers and other credit risk bearing assets (continued)*****4.5.1 *Loan classification and provision for credit losses (continued)***

Group		Description	Provision rate
5	Loss	a) Debts are overdue for a period of more than 360 days; or b) Debts of which the repayment terms are restructured for the first time but still overdue for a period of 91 days or more under that first restructured repayment term; or c) Debts of which the repayment terms are restructured for the second time but still overdue under that second restructured repayment term; or d) Debts of which of which the 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 are required to be recovered under regulatory inspection conclusions but still outstanding with an overdue period of more than 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 whose capital and assets are blocked; or i) 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 participates 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.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.5 Loan classification and provision for credit losses applied to due from and loans to other credit institutions, unlisted corporate bonds purchased and trusted for purchase by the Bank, loans to customers and other credit risk bearing assets (continued)****4.5.2 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 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.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

**4.5 Loan classification and provision for credit losses applied to due from and loans to other credit institutions, unlisted corporate bonds purchased and trusted for purchase by the Bank, loans to customers and other credit risk bearing assets** (continued)

**4.5.3 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 (Note 4.5.1);

B: Total specific provision to be made for the outstanding balance of loans applying loan classification under the policy of loan classification retention (Note 4.5.2) 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 (Note 4.5.1).

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.

**4.5.4 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.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.6 Securities held for trading**

**4.6.1 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.

**4.6.2 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 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 separate income statement.

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

**4.6.3 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.

**4.7 Available-for-sale securities**

**4.7.1 Classification and recognition**

Available-for-sale securities include debt and equity securities acquired by the Bank for 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 on 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.

In subsequent periods, these securities are continuously recorded at par value, and the discount/premium (if any) is amortized to the 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.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.7 Available-for-sale securities (continued)**

**4.7.2 Measurement**

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

Available-for-sale securities are recognized on the principle of lower value between book value and market value. The provision is not applicable to Government bonds, government-guaranteed bonds, and local government bonds. The provision for diminution in value is recorded under "*Net gain/loss from investment securities*" in the 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 4.5*.

**4.8 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 4.7*.

**4.9 Investments in subsidiary**

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

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

**4.10 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price plus any directly attributable costs of bringing the 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 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 separate income statement.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.11 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 separate income statement when they arise.

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 separate income statement.

**4.12 Depreciation and amortization**

Depreciation of tangible fixed assets and amortization of intangible fixed assets are calculated under the straight-line method during the estimated useful lives 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.

**4.13 Leased assets**

**4.13.1 Lessee**

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

**4.13.2 Lessor**

The Bank recognizes the assets used for operating lease in the separate statement of financial position. Income from lease of assets is recognized in the "Fee and Commission Income" account of the separate income statement under the straight-line method over the term of the lease, regardless of the payment method. The rental operating expenses, including the depreciation of leased assets, are recognized as expenses in the year incurred.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.14 Receivables****4.14.1 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 4.5*.

**4.14.2 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 separate income statement for the year.

The provision for overdue debts is made as follows:

<i>Overdue</i>	<i>Provision rate</i>
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%

**4.15 Prepaid expenses**

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate statement of financial position and amortized over the period for which the amount is paid or the period in which economic benefit is generated in relation to these expenses.

**4.16 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 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*".

**4.17 Payables and accruals**

Payables and accruals are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Bank.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.18 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 4.5*.

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

**4.19 Fiduciary assets**

Assets held in a fiduciary capacity, unless recognition criteria are met, are not recognized in the Bank's separate financial statements, as they are not assets of the Bank.

**4.20 Derivatives**

The Bank involves 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 purposes 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 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 separate statement of financial position. The difference is amortized to the 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 separate statement of financial position. The difference will be amortized on a straight-line basis over the life of the swap contract to the separate income statement.

**4.21 Share capital**

**4.21.1 Ordinary Share**

Common stock is classified as owner's equity.

**4.21.2 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.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.21 Share capital (continued)****4.21.3 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:

	<i>Percentage of profit after tax</i>	<i>Maximum balance</i>
Capital supplementary reserve	10% of profit after tax	100% of charter capital
Financial reserve	10% of remaining profit after tax after the appropriation to the capital supplementary reserve	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.

**4.22 Recognition of income and expense***Interest income and interest 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 separate income statement. Suspended interest income is reversed and monitored off-balance sheet and recognized in the separate income statement upon actual receipt.

*Fees and commissions*

Fees and commissions are recognized when service is supplied.

*Income from investment*

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

Cash dividends from investment are recognized in the 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 separate income statement.

*Other income*

Other income is recognized on cash basis.

According to Decree No. 135/2025/ND-CP dated 12 June 2025 on the financial regime applicable to credit institutions, foreign bank branches and on financial supervision and the assessment of investment efficiency of State capital in wholly State-owned credit institutions and credit institutions with State capital, other income includes proceeds from payables that have become ownerless or for which creditors cannot be identified in accordance with the law, which are recognized as income; penalties and compensation received from customers due to contractual breaches, which are recorded as income; insurance compensation received, which is recognized as income after offsetting insured losses; and other income as prescribed by law.



#### 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

##### 4.22 *Recognition of income and expense (continued)*

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 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 separate income statement.

##### 4.23 *Debts trading operation*

The accounting treatment for debts purchased are recognized in accordance with Circular No. 09/2015/TT-NHNN dated 17 July 2015 and amended by Circular No. 18/2022/TT-NHNN dated 26 December 2022 providing guidance on the sale of debts of credit institutions and foreign bank branches.

###### *Purchase debts*

Debts purchased are initially recorded at purchase price and subsequently presented at cost less provision for credit losses. Price of debts purchased or sold is the settlement amount which the seller received under the debt purchase contract.

Debts purchased are initially classified in the risk group which is not lower than the risk group of the debts before the purchase. Subsequently, debts purchased are monitored, classified and provided for credit losses similar to normal loans to customers in accordance with Circular 31.

###### *Sale of debts*

Income and expenses from the sale of debts are recognized in accordance with Circular No. 09/2015/TT-NHNN dated 17 July 2015 and amended by Circular No. 18/2022/TT-NHNN dated 26 December 2022 providing guidance on the sale of debts of credit institutions and foreign bank branches.

According to Circular No. 09/2015/TT-NHNN, the difference between the prices of debts purchased or sold and their book value are recorded as follows:

- For debts recorded in the separate statement of financial position:
  - If the sale price is higher than the book value of the debt, the difference shall be recorded as income of the Bank in the year.
  - If the purchase or sale price is lower than the book value of the debt, the difference shall be used to offset against the indemnity paid by an individual or guarantor (in case such individual or guarantor is determined to be responsible for the damage and obliged to make indemnity under prevailing regulations), or the compensation paid by the insurer, or use of outstanding provision recognized as expense previously. The remaining balance (if any) shall be recognized as an operating expense of the Bank in the year.
- For debts written off and monitored off-balance sheet, the proceeds from sale of debts shall be recognized as other income of the Bank.

Book value of debts sold is the book value of the principal, interest and related financial obligations (if any) of debts recorded in the statement of financial position or off-balance sheet at the date of debts sold; or the book value at the date of writing-off of debts; or the book value of debts written off previously at the date of debts sold.

Price of debts sold is the sum of consideration to be paid by a debt buyer to a debt seller under a debt purchase and sale contract.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.24 Foreign currency transactions**

In accordance with the accounting system of the Bank, all transactions are recorded in original currencies. Monetary assets and liabilities denominated in foreign currencies are translated into VND using exchange rates ruling at the separate statement of financial position date (Note 39). Income and expenses arising in foreign currencies during the year are converted into VND at rates ruling at the transaction dates. Foreign exchange differences arising from the translation of monetary assets and liabilities are recognized and followed in the "Foreign exchange differences" under "Owners' equity" in the separate statement of financial position and will be transferred to the separate income statement at the end of the financial year.

**4.25 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 separate statement of financial position date.

Current corporate income tax is charged or credited to the 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.

*Deferred corporate income tax*

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

Deferred corporate income tax payable is recognized for temporary taxable differences, except where:

- 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.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.25 Taxation (continued)**

*Deferred corporate income tax (continued)*

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 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 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 off-set 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 realize 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.

## **4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

### **4.26 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.

### **4.27 Employee benefits**

#### **4.27.1 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.

#### **4.27.2 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.

#### **4.27.3 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.

### **4.28 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.

### **4.29 Segment information**

A segment is a component determined separately by the Bank which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. Management defines the Bank's geographical segments to be based on the business segment of the Bank.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.30 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.

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 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 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*

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.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**4.30 Financial instruments (continued)**

Financial assets (continued)

► *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:*

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

- 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.

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 5. CASH

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
In VND	712,291	490,993
In foreign currencies	40,491	57,609
	<b>752,782</b>	<b>548,602</b>

## 6. BALANCES WITH THE STATE BANK OF VIETNAM ("SBV")

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
In VND	3,804,140	6,967,475
In foreign currencies	128,790	57,225
	<b>3,932,930</b>	<b>7,024,700</b>

Balances with the State Bank of Vietnam include settlement and compulsory reserves. The average balances of the Bank with the State Bank of Vietnam are not less than the compulsory reserve in any given month. The compulsory reserve is calculated by multiplying the average deposit balances of the previous month by the compulsory reserve rates.

The compulsory reserve rate regulated by the SBV at the end of the year is as follows:

	<i>31 December 2025 %</i>	<i>31 December 2024 %</i>
Demand deposits and deposits with term of less than 12 months in VND	3.00	3.00
Demand deposits and deposits with term of less than 12 months in foreign currencies	8.00	8.00
Deposits with term of from 12 months and above in VND	1.00	1.00
Deposits with term of from 12 months and above in foreign currencies	6.00	6.00

The actual annual interest rates on deposits with the SBV are as follows:

	<i>31 December 2025 % p.a</i>	<i>31 December 2024 % p.a</i>
Within compulsory reserve in VND	0.50	0.50
Within compulsory reserve in foreign currencies	0.00	0.00
Over compulsory reserve in VND and foreign currencies	0.00	0.00

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 7. DUE FROM AND LOAN TO OTHER CREDIT INSTITUTIONS

### 7.1 Due from other credit institutions

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Demand deposits</b>	<b>1,192,882</b>	<b>1,474,084</b>
In VND	81,696	91,611
In foreign currencies	1,111,186	1,382,473
<b>Term deposits</b>	<b>49,722,016</b>	<b>32,547,116</b>
In VND (*)	45,283,210	28,536,990
In foreign currencies	4,438,806	4,010,126
	<b>50,914,898</b>	<b>34,021,200</b>

Annual interest rates of due from other credit institutions at year-end are as follows:

	<i>31 December 2025 % p.a</i>	<i>31 December 2024 % p.a</i>
<b>Demand deposits</b>		
In VND	0.00	0.00
In foreign currencies	0.00	0.00
<b>Term deposits</b>		
In VND (*)	0.00 - 10.00	0.00 - 6.00
In foreign currencies	3.75 - 4.35	4.75 - 5.10

(\*) Including deposits for a special credit fund controlled with 0% interest rate according to the policy of the SBV Soc Trang Branch with the amount of VND66,000 million (31 December 2024: VND66,000 million).

### 7.2 Loans to other credit institutions

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
In VND	<b>600,000</b>	<b>1,900,000</b>

The annual interest rates of loans to other credit institutions at the end of the year are as follows:

	<i>31 December 2025 % p.a</i>	<i>31 December 2024 % p.a</i>
Commercial lending in VND	7.40 - 7.60	5.50

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD



## 7. DUE FROM AND LOAN TO OTHER CREDIT INSTITUTIONS (continued)

### 7.3 Analysis of term deposits at and loans to other credit institutions by quality

	Ending balance VND million	Beginning balance VND million
<b>Standard</b>		
Term deposits	49,722,016	32,547,116
Loans to other credit institutions	600,000	1,900,000
	<b>50,322,016</b>	<b>34,447,116</b>

## 8. DERIVATIVES AND OTHER FINANCIAL ASSETS

	Total contract nominal value (at contractual exchange rate) VND million	Total carrying value (at exchange rate as at year-end)	
		Assets VND million	Liabilities VND million
<b>As at 31 December 2025</b>			
Currency swap contracts	25,232,428	328,330	-
	<b>25,232,428</b>	<b>328,330</b>	-
<b>Net amount</b>		<b>328,330</b>	
<b>As at 31 December 2024</b>			
Currency swap contracts	14,947,377	89,061	-
	<b>14,947,377</b>	<b>89,061</b>	-
<b>Net amount</b>		<b>89,061</b>	

## 9. LOANS TO CUSTOMERS

	Ending balance VND million	Beginning balance VND million
Loans to domestic economic entities and individuals	104,541,933	93,223,372
Payments on behalf of customers	2,725	42,524
Loans by commercial bill discount and other valuable papers	690,405	371,140
	<b>105,235,063</b>	<b>93,637,036</b>

The annual interest rates of loans to customers at the end of the year are as follows:

	31 December 2025 % p.a	31 December 2024 % p.a
In VND	0.50 - 29.25	0.30 - 29.25
In foreign currencies	4.00 - 6.70	4.00 - 7.40

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 9. LOANS TO CUSTOMERS (continued)

### 9.1 Analysis of loans by quality

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
Standard	101,077,955	90,288,767
Special mention	1,086,555	769,999
Substandard	589,361	583,717
Doubtful	329,790	496,483
Loss	2,151,402	1,498,070
	<b>105,235,063</b>	<b>93,637,036</b>

### 9.2 Analysis of loans by original term

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>VND million</i>	<i>%</i>	<i>VND million</i>	<i>%</i>
Short-term	69,445,756	65.99	58,480,666	62.45
Medium-term	15,437,067	14.67	17,826,226	19.04
Long-term	20,352,240	19.34	17,330,144	18.51
	<b>105,235,063</b>	<b>100</b>	<b>93,637,036</b>	<b>100</b>

### 9.3 Analysis of loans by types of customers and ownership

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>VND million</i>	<i>%</i>	<i>VND million</i>	<i>%</i>
Household business, individuals	53,775,933	51.10	44,006,464	47.00
Other private limited companies	36,614,984	34.79	30,861,771	32.96
Other joint stock companies	14,007,746	13.31	17,817,151	19.03
Foreign direct invested companies	705,212	0.67	767,020	0.82
One-member limited liability companies with the State owning 100% of capital	80,189	0.08	124,128	0.13
Others	50,999	0.05	60,502	0.06
	<b>105,235,063</b>	<b>100</b>	<b>93,637,036</b>	<b>100</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 9. LOANS TO CUSTOMERS (continued)

### 9.4 Analysis of loans by economic sector

	Ending balance		Beginning balance	
	VND million	%	VND million	%
Households services, production of material products and services used by households	53,775,933	51.10	44,006,464	47.00
Real estate	19,131,504	18.18	17,228,200	18.40
Financial, banking and insurance activities	7,496,502	7.12	7,075,900	7.56
Construction	6,541,813	6.22	6,680,198	7.13
Wholesale and retail trade, repair of motor vehicles, motorcycles and personal goods	6,503,882	6.18	8,177,995	8.73
Processing and manufacturing	2,787,912	2.65	2,763,520	2.95
Accommodation services	2,594,587	2.47	1,831,769	1.96
Healthcare and social assistance activities	1,114,567	1.06	1,511,411	1.61
Other industries	5,288,363	5.02	4,361,579	4.66
	<b>105,235,063</b>	<b>100</b>	<b>93,637,036</b>	<b>100</b>

### 9.5 Analysis of loans by currency

	Ending balance VND million	Beginning balance VND million
In VND	105,197,605	93,267,210
In foreign currencies	37,458	369,826
	<b>105,235,063</b>	<b>93,637,036</b>

## 10. PROVISION FOR CREDIT LOSSES

Provision expenses for the year comprised of:

	Note	Current year VND million	Previous year VND million
Specific provision charged for loans to customers	10	255,897	708,782
General provision charged for loans to customers	10	82,085	96,057
General provision charged for securities	11.1	24,280	-
		<b>362,262</b>	<b>804,839</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 10. PROVISION FOR CREDIT LOSSES (continued)

Results of loan classification as at 31 December 2025 and corresponding provision for loan losses as required by Circular 31, Decree 86 and the Bank's policy on loan classification and provision:

<i>Classification</i>	<i>Balance VND million</i>	<i>Specific provision VND million</i>	<i>General provision VND million</i>	<i>Total provision VND million</i>
Standard	101,077,955	-	758,085	758,085
Special mention	1,086,555	13,948	8,149	22,097
Substandard	589,361	32,485	4,420	36,905
Doubtful	329,790	44,241	2,473	46,714
Loss	2,151,402	598,844	-	598,844
	<b>105,235,063</b>	<b>689,518</b>	<b>773,127</b>	<b>1,462,645</b>

Changes in provision for credit losses on loans to customers for the year ended as at 31 December 2025 are as follows:

	<i>Specific provision VND million</i>	<i>General provision VND million</i>	<i>Total VND million</i>
Beginning balance	452,920	691,042	1,143,962
Provision charged for the year	255,897	82,085	337,982
Provision used	(19,299)	-	(19,299)
<b>Ending balance</b>	<b>689,518</b>	<b>773,127</b>	<b>1,462,645</b>

Changes in provision for credit losses on loans to customers for the year ended as at 31 December 2024 are as follows:

	<i>Specific provision VND million</i>	<i>General provision VND million</i>	<i>Total VND million</i>
Beginning balance	182,887	594,985	777,872
Provision charged for the year	708,782	96,057	804,839
Provision used	(438,749)	-	(438,749)
<b>Ending balance</b>	<b>452,920</b>	<b>691,042</b>	<b>1,143,962</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 11. INVESTMENT SECURITIES

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Available-for-sale investment securities</b>	<b>7,211,597</b>	<b>2,729,322</b>
Government bonds	1,601,180	298,843
Deposit certificates issued by other domestic credit institutions	2,405,033	2,430,479
Bonds issued by other domestic corporate	3,205,384	-
<b>Held-to-maturity investment securities</b>	<b>21,943,835</b>	<b>19,688,082</b>
Government bonds	8,333,301	8,337,826
Deposit certificates issued by other domestic credit institutions	11,061,412	7,500,000
Bonds issued by other domestic credit institutions	2,549,122	850,256
State treasury	-	3,000,000
	<b>29,155,432</b>	<b>22,417,404</b>

### 11.1 Available-for-sale investment securities

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Debt securities</b>		
Government bonds (i)	1,601,180	298,843
Deposit certificates issued by domestic credit institutions (ii)	2,405,033	2,430,479
Bonds issued by domestic corporate	3,205,384	-
	<b>7,211,597</b>	<b>2,729,322</b>

- (i) Government bonds have terms from 10 years to 15 years, bear interest rate from 2.30% p.a to 2.90% p.a, interest is paid annually and the principal is paid at maturity.
- (ii) Deposit certificates issued by domestic credit institutions have a term of 7 months to 1 year, with an interest rate ranging from 5.50% p.a to 7.20% p.a, interest is paid every 6 months and principal is paid on the maturity date.
- (iii) Bonds issued by domestic corporate have a term of 18 months to 4 years, with an interest rate ranging from 8,50% p.a to 10,50% p.a, principal is paid on the maturity date, interest are paid at the maturity date or periodically every 6 months.

Listing status of available-for-sale debt securities as at year-end is as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Government bonds</b>		
- Listed	1,601,180	298,843
<b>Deposit certificates issued by other domestic credit institutions</b>		
- Unlisted	2,405,033	2,430,479
<b>Bonds issued by other domestic corporate</b>		
- Unlisted	3,205,384	-
	<b>7,211,597</b>	<b>2,729,322</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 11. INVESTMENT SECURITIES (continued)

### 11.1 Available-for-sale investment securities (continued)

The movements in the provision for available-for-sale investment securities during the year are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Beginning balance</b>	-	-
Provision charged during the year	24,280	-
<b>Ending balance</b>	<b>24,280</b>	-

### 11.2 Other held-to-maturity investment securities

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Debt securities</b>		
Government bonds (i)	8,333,301	8,337,826
Deposit certificates issued by other domestic credit institutions (ii)	11,061,412	7,500,000
Bond issued by other domestic credit institutions (iii)	2,549,122	850,256
State treasury	-	3,000,000
	<b>21,943,835</b>	<b>19,688,082</b>

- (i) Government bonds have terms from 10 years to 20 years, bear interest rate from 2.10% p.a to 3.60% p.a, interest is paid annually and the principal is paid at maturity.
- (ii) Deposit certificates issued by other domestic credit institutions have terms from 6 months to 13 months, bear interest rate from 5.20% p.a. to 7.70% p.a, interest is paid annually and the principal is paid at maturity.
- (iii) Bonds issued by other domestic credit institutions have a term from 2 to 15 years with an fixed/floating interest rate ranging from 3.00% p.a to 6.90% p.a, with interest is paid annually and principal is paid on the maturity date.

Accordingly, the Bank is using several Government bonds with a total par value of VND1,010,000 million (As at 31 December 2024, the Bank had used VND1,200,000 million of Government bonds and VND 28,000 million of bonds issued by other domestic credit institutions) as collateral for borrowings from other credit institutions and for obtaining credit limits for transactions conducted with the SBV (Note 31.2).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 11. INVESTMENT SECURITIES (continued)

### 11.2 Other held-to-maturity investment securities (continued)

Listing status of other held-to-maturity investment securities as at year-end is as follows:

	Ending balance		Beginning balance	
	Face value VND million	Book value VND million	Face value VND million	Book value VND million
<b>Government bonds</b>	<b>8,290,000</b>	<b>8,333,301</b>	<b>8,290,000</b>	<b>8,337,826</b>
- Listed	8,290,000	8,333,301	8,290,000	8,337,826
<b>Deposit certificates issued by other domestic credit institutions</b>	<b>11,044,153</b>	<b>11,061,412</b>	<b>7,500,000</b>	<b>7,500,000</b>
- Unlisted	11,044,153	11,061,412	7,500,000	7,500,000
<b>Bonds issued by other domestic credit institutions</b>	<b>2,538,000</b>	<b>2,549,122</b>	<b>838,000</b>	<b>850,256</b>
- Listed	538,000	549,122	538,000	550,256
- Unlisted	2,000,000	2,000,000	300,000	300,000
<b>State Treasury</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>	<b>3,000,000</b>
- Listed	-	-	3,000,000	3,000,000
	<b>21,872,153</b>	<b>21,943,835</b>	<b>19,628,000</b>	<b>19,688,082</b>

Analysis of investment securities (excluding Government bonds and SBV bills) by quality is as follows:

	Ending balance VND million	Beginning balance VND million
<b>Standard</b>		
Available-for-sale investment securities	5,610,417	2,430,479
Held-to-maturity investment securities	13,610,534	8,350,256
	<b>19,220,951</b>	<b>10,780,735</b>

**12. LONG TERM INVESTMENTS**

Details for long-term investment as at 31 December 2025 are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Investment in subsidiary	200,000	5,000
Provision for long-term investments	-	(874)
	<b>200,000</b>	<b>4,126</b>

Changes in investments in subsidiaries during the year are as follows:

	<i>Current year VND million</i>	<i>Previous year VND million</i>
Beginning balance	5,000	5,000
Increase in the year	195,000	-
<b>Ending balance</b>	<b>200,000</b>	<b>5,000</b>

Movements of provision for long-term investments during the year is as follows:

	<i>Current year VND million</i>	<i>Previous year VND million</i>
Beginning balance	874	2,386
Provision reserved for the year	(874)	(112)
Provision used	-	(1,400)
<b>Ending balance</b>	<b>-</b>	<b>874</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

B05/TCITD

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

## 13. FIXED ASSETS

### 13.1 Tangible fixed assets

Movements of tangible fixed assets during the year are as follows:

	Buildings and structures VND million	Office equipment VND million	Transportation vehicles VND million	Other tangible fixed assets VND million	Total VND million
<b>Cost</b>					
Beginning balance	624,193	304,056	166,706	31,042	1,125,997
Purchased in the year	371,213	6,624	-	3,680	381,517
Transferred from construction in progress	22,406	16,615	11,522	-	50,543
Disposals	(17,475)	(2,172)	(1,583)	(304)	(21,534)
Ending balance	1,000,337	325,123	176,645	34,418	1,536,523
<b>Accumulated depreciation</b>					
Beginning balance	257,027	161,990	136,437	27,110	582,564
Depreciation charged for the year	21,179	36,267	6,379	820	64,645
Disposals	(16,739)	(2,114)	(1,583)	(304)	(20,740)
Ending balance	261,467	196,143	141,233	27,626	626,469
<b>Net book value</b>					
Beginning balance	367,166	142,066	30,269	3,932	543,433
Ending balance	738,870	128,980	35,412	6,792	910,054

Cost of tangible fixed assets fully depreciated but still in use as at 31 December 2025 is VND281,280 million (as at 31 December 2024: VND276,925 million).



# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 13. FIXED ASSETS (continued)

### 13.2 Intangible fixed assets

Movements of intangible fixed assets during the year are as follows:

	<i>Land use rights VND million</i>	<i>Computer software VND million</i>	<i>Total VND million</i>
<b>Cost</b>			
Beginning balance	43,131	341,969	385,100
Purchased in the year	2,629,360	499	2,629,859
Transferred from fixed asset purchases	242,696	3,850	246,546
Ending balance	2,915,187	346,318	3,261,505
<b>Accumulated amortization</b>			
Beginning balance	-	229,659	229,659
Amortization charge for the year	392	38,119	38,511
Ending balance	392	267,778	268,170
<b>Net book value</b>			
Beginning balance	43,131	112,310	155,441
Ending balance	2,914,795	78,540	2,993,335

Cost of intangible fixed assets fully depreciated but still in use as at 31 December 2025 is VND7,855 million (31 December 2024: VND2,380 million).

## 14. OTHER ASSETS

### 14.1 Receivables

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Advance payment to employees	104,772	56,881
Receivables from remittance operation	96,316	31,890
Deposits for office rental	64,752	62,273
Collateral, mortgage and pledge (i)	53,332	52,384
Constructions in progress (ii)	48,413	330,020
Advance payment to suppliers	25,595	22,914
Advance for operating activities	24,153	15,253
Shortage of assets awaiting resolution	13,428	10,416
Foreclosed assets not yet transferred to the Bank	12,300	12,300
Advances for resolving of collaterals	10,188	10,188
Other receivables	12,308	13,171
	<b>465,557</b>	<b>617,690</b>
Provision for receivables	(13,548)	(13,548)
	<b>452,009</b>	<b>604,142</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 14. OTHER ASSETS (continued)

### 14.1 Receivables (continued)

(i) Collateral, mortgage and pledge:

	Ending balance VND million	Beginning balance VND million
Margin deposit with Visa	51,761	50,779
Margin deposit with Mastercard	1,254	1,229
Margin deposit for bond purchases	317	376
	<b>53,332</b>	<b>52,384</b>

(ii) Constructions in progress as of the end of the year:

	Ending balance VND million	Beginning balance VND million
Renovation costs	12,202	34,700
Computer software	11,673	14,990
Machines & equipments	10,437	-
Land use rights at Highway 13, Quarter 2, My Phuoc Ward, Ben Cat, Binh Duong	9,870	9,870
Procurement of transport	1,830	7,168
Land use rights at Tan Binh District, Ho Chi Minh City	-	86,800
Land use rights at District 3, Ho Chi Minh City	-	80,027
Land use rights at Binh Tri Dong Ward, Binh Tan District, Ho Chi Minh City	-	50,020
Land use right at An Cu Ward, Ninh Kieu District, Can Tho City	-	39,800
Other assets	2,401	6,645
	<b>48,413</b>	<b>330,020</b>

Changes in construction in progress for the year are as follows:

	Current year VND million	Previous year VND million
Beginning balance	330,020	35,834
Increase in the year	65,372	439,375
Transfer to tangible fixed assets	(50,543)	(23,750)
Transfer to intangible fixed assets	(246,546)	(4,591)
Transfer to prepaid expenses	(49,890)	(116,848)
<b>Ending balance</b>	<b>48,413</b>	<b>330,020</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 14. OTHER ASSETS (continued)

### 14.2 Interest and fees receivable

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Interest receivable from loans to customers	1,944,351	2,053,697
Interest receivable from investment securities	580,759	345,606
Interest receivable from deposits and loans to other credit institution	169,341	155,747
Other interest and fees receivables	43,885	5,545
	<b>2,738,336</b>	<b>2,560,595</b>

### 14.3 Other assets

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Prepaid expenses (i)	183,191	91,362
Foreclosed assets (ii)	13,578	13,576
Tools and equipment	12,724	12,557
Others	26,287	39,821
	<b>235,780</b>	<b>157,316</b>

(i) Movement of prepaid expenses during the year are as follows:

	<i>Current year VND million</i>	<i>Previous year VND million</i>
Beginning balance	91,362	119,499
Increase in the year	1,004,050	569,397
Allocate in the year	(912,221)	(597,534)
<b>Ending balance</b>	<b>183,191</b>	<b>91,362</b>

(ii) Detail of foreclosed assets are real estates which the ownership was fully transferred to the Bank and is waiting for resolving.

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Real estate	<b>13,578</b>	<b>13,576</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 14. OTHER ASSETS (continued)

### 14.4 Provision for other assets

The balance of provisions for other assets includes:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Provision for other receivables		
- Advances for debts collection	10,188	10,188
- Shortage of assets awaiting resolution	2,540	2,540
- Other receivables	820	820
	<b>13,548</b>	<b>13,548</b>

## 15. BORROWINGS FROM THE GOVERNMENT AND THE SBV

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Borrowing through discount of valuable papers (i)	4,410,073	215,774
Refinancing borrowings to support housing loans (ii)	5,282	7,117
	<b>4,415,355</b>	<b>222,891</b>

(i) The discount borrowings for valuable paper at the end of the year is the sale of valuable papers to the State Bank with a term of 28 to 105 days at an interest rate of 4.00% p.a to 4.50% p.a.

(ii) The refinancing borrowings to support housing loans at the end of the year is the SBV's loan under the package of VND 30,000 billion to support real estate with an interest rate of 3.20% p.a (as of 31 December 2024: 3.30% p.a).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 16. DUE TO AND BORROWINGS FROM OTHER CREDIT INSTITUTIONS

### 16.1 Due to other credit institutions

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Demand deposits</b>	<b>1,677</b>	<b>1,297</b>
In VND	1,677	1,297
<b>Term deposits</b>	<b>49,206,606</b>	<b>33,041,064</b>
In VND	44,767,800	28,871,025
In USD	4,438,806	4,170,039
	<b>49,208,283</b>	<b>33,042,361</b>

Annual interest rates of due to other credit institutions at the year-end is as follows:

	<i>31 December 2025 %/year</i>	<i>31 December 2024 %/year</i>
Demand deposits in VND	0.00 - 0.50	0.00
Term deposits in VND	5.35 - 9.70	3.90 - 6.00
Term deposits in USD	3.80 - 4.30	4.75 - 5.24

### 16.2 Borrowings from other credit institutions

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
In VND	2,400,000	5,300,000
In USD	25,078	73,806
	<b>2,425,078</b>	<b>5,373,806</b>

The annual interest rates of borrowings from other credit at the end of the year are as follows:

	<i>31 December 2025 %/year</i>	<i>31 December 2024 %/year</i>
In VND	5.30 - 6.20	5.50 - 6.20
In USD	4.31	5.38

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 17. DUE TO CUSTOMERS

### 17.1 Analysis by products

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Demand deposits</b>	<b>4,452,793</b>	<b>4,599,655</b>
Demand deposits in VND	4,409,748	4,552,551
Demand deposits in foreign currencies	43,045	47,104
<b>Term deposits</b>	<b>8,948,185</b>	<b>7,976,453</b>
Term deposits in VND	8,923,107	7,938,763
Term deposits in foreign currencies	25,078	37,690
<b>Saving deposits</b>	<b>88,146,362</b>	<b>82,167,416</b>
Term saving deposits in VND	86,664,735	81,662,846
Term saving deposits in foreign currencies	1,481,627	504,570
<b>Margin deposits</b>	<b>97,955</b>	<b>95,918</b>
Margin deposits in VND	97,947	95,910
Margin deposits in foreign currencies	8	8
<b>Deposits for specific purposes</b>	<b>562</b>	<b>6,235</b>
Deposits for specific purposes in VND	483	633
Deposits for specific purposes in foreign currencies	79	5,602
	<b>101,645,857</b>	<b>94,845,677</b>

Annual interest rates of due to customers at year-end are as follows:

	<i>31 December 2025 %/year</i>	<i>31 December 2024 %/year</i>
Demand deposits in VND	0.00 - 0.50	0.00 - 0.50
Demand deposits in foreign currencies	0.00	0.00
Term deposits in VND	0.30 - 9.50	0.30 - 9.85
Term deposits in foreign currencies	0.00	0.00
Term saving deposits in VND	0.30 - 10.30	0.30 - 11.80
Term saving deposits in foreign currencies	0.00	0.00
Margin deposits in VND	0.00 - 6.30	0.00 - 7.10
Margin deposits in foreign currencies	0.00	0.00
Deposits for specific purposes in VND	0.00 - 0.30	0.00 - 0.30
Deposits for specific purposes in foreign currencies	0.00	0.00

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 17. DUE TO CUSTOMERS (continued)

### 17.2 Analysis by type of customers and by type of entities

	Ending balance		Beginning balance	
	VND million	%	VND million	%
<b>Economic entities</b>	<b>9,197,157</b>	<b>9.04</b>	<b>7,761,241</b>	<b>8.18</b>
Other joint-stock companies	5,260,681	5.18	4,017,289	4.24
Other limited liabilities companies	1,924,039	1.89	1,644,206	1.73
Operation administration entity, the party, unions and associations	714,389	0.70	562,878	0.59
State-owned enterprises	247,996	0.24	496,593	0.52
Foreign direct invested enterprises	171,755	0.17	200,482	0.21
Joint stock companies with the State owning over 50% of capital or ordinary shares; or controlled by the State	123,524	0.12	12,237	0.01
Two or more members limited liability companies with the State owning over 50% of capital or controlled by the State	74,952	0.07	76,199	0.08
Co-operatives and unions of co-operative	50,399	0.05	63,181	0.07
Partnership companies	40,856	0.04	1,527	0.00
One-member limited liability companies with the State owning 100% of capital	12,481	0.01	15,627	0.02
Private enterprises	8,540	0.01	2,903	0.00
Others	567,545	0.56	668,119	0.70
<b>Individuals</b>	<b>92,448,700</b>	<b>90.96</b>	<b>87,084,436</b>	<b>91.82</b>
	<b>101,645,857</b>	<b>100</b>	<b>94,845,677</b>	<b>100</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 18. VALUABLE PAPERS ISSUED

Valuable papers issued by type of valuable papers are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
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 over 5 years	5,107,300	3,692,170
	<b>23,645,110</b>	<b>17,678,260</b>

The annual interest rates applicable to valuable papers issued are as follows:

	<i>31 December 2025 (% p.a)</i>	<i>31 December 2024 (% p.a)</i>
Certificates of deposit less than 1 year	5.50 - 6.60	5.50 - 6.20
Certificates of deposit over 5 years	7.70 - 7.80	7.80
Bonds over 5 years	7.40 - 9.30	7.18 - 7.80

## 19. OTHER LIABILITIES

### 19.1 Interest and fees payable

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Interest payables for deposits	2,203,726	2,033,740
Interest payable from valuable papers issued	484,602	419,475
Interest payables for borrowings	56,675	113,535
Other interest and fees payable	53,776	1,753
	<b>2,798,779</b>	<b>2,568,503</b>

### 19.2 Other payables

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Internal payables</b>	<b>37,610</b>	<b>104,799</b>
Payables to employees	17,116	91,651
Bonus and welfare fund (i)	20,494	13,148
<b>External payables</b>	<b>359,633</b>	<b>322,081</b>
Tax and other statutory obligations	220,118	69,505
Payments pending in payment operations	77,804	189,027
Unearned guarantee fee	19,058	16,434
Payable for remittance operation	21,809	46,374
Other payables	20,844	741
	<b>397,243</b>	<b>426,880</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 19. OTHER LIABILITIES

### 19.2 Interest and fees payable (continued)

(i) The increase/(decrease) of the bonus and welfare fund during the year are as follows:

	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>Beginning balance</b>	<b>13,148</b>	<b>72,283</b>
Appropriation in year	37,195	30,000
Utilization during the year	19,893	-
Used within the year	(49,742)	(89,135)
<b>Ending balance</b>	<b>20,494</b>	<b>13,148</b>

## 20. TAXES AND OTHER OBLIGATIONS TO THE STATE BUDGET

	<i>Beginning balance VND million</i>	<i>Movement during the year</i>		<i>Ending balance VND million</i>
		<i>Payable VND million</i>	<i>Paid VND million</i>	
Value added tax	1,136	22,050	(21,203)	1,983
Corporate income tax	60,661	320,561	(172,811)	208,411
Personal income tax	7,708	67,510	(65,494)	9,724
Other taxes and fees	-	8,503	(8,503)	-
	<b>69,505</b>	<b>418,624</b>	<b>(268,011)</b>	<b>220,118</b>

### 21.1 Corporate income tax

The Bank has the obligation to pay corporate income tax ("CIT") at the rate of 20% of taxable profits.

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

Current corporate income tax payables are determined based on taxable income of the current year. Taxable income differs from the one reported in the income statement since taxable income excludes incomes which are taxable or expenses which are deducted in prior years due to differences between the Bank's accounting policies and the tax regulations and excludes tax exempted income and non-deductible expenses. The current corporate income tax payables of the Bank are calculated based on the statutory tax rates applicable up to the year end.

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 20. TAXES AND OTHER OBLIGATIONS TO THE STATE BUDGET (continued)

### 20.1 Corporate income tax (continued)

Provision for corporate income tax expense during the year is computed as follows:

	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>Profit before tax</b>	<b>1,524,903</b>	<b>1,131,298</b>
Income tax expense using tax rate applicable for the Bank (20%)	304,980	226,260
<b>Adjustments to increase</b>	<b>10,033</b>	<b>3,919</b>
Non-deductible expense	10,033	3,919
<b>Adjustments to decrease</b>	<b>-</b>	<b>(15)</b>
Income from real estate transfer	-	(15)
<b>CIT expense for business operations</b>	<b>315,013</b>	<b>230,164</b>
Income from real estate transfer	-	75
<b>CIT expenses from real estate transfer</b>	<b>-</b>	<b>15</b>
Supplementary CIT payment for previous years	5,548	194
<b>Current CIT expenses</b>	<b>320,561</b>	<b>230,373</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCCTD

## 21. CAPITAL AND RESERVES

### 21.1 *Movements of changes in owners' equity*

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

	Charter capital VND million	Share premium VND million	Capital supplementary reserve VND million	Financial reserve VND million	Undistributed profit VND million	Total VND million
<b>1 January 2025</b>	<b>7,139,413</b>	<b>(237)</b>	<b>256,558</b>	<b>419,427</b>	<b>885,892</b>	<b>8,701,053</b>
Increase capital during the year	2,558,655	(536)	-	-	-	2,558,119
Increase capital contribution from undistributed profits	823,912	-	-	-	(823,912)	-
Increase in capital from capital supplementary reserve	246,994	-	(246,994)	-	-	-
Net profit for the year	-	-	-	-	1,204,342	1,204,342
Appropriation to bonus and welfare funds	-	-	-	-	(37,195)	(37,195)
Appropriation to reserves	-	-	120,434	108,391	(228,825)	-
<b>31 December 2025</b>	<b>10,768,974</b>	<b>(773)</b>	<b>129,998</b>	<b>527,818</b>	<b>1,000,302</b>	<b>12,426,319</b>

During the year, the Bank made the bonus and welfare fund according to the approval of the profit distribution plan for 2024 on 18 April 2025.

For the fiscal year ending 31 December 2025, the Bank has issued additional: (i) 107,090,641 shares to increase its capital from the owner's equity source on 31 July 2025 and (ii) 255,865,414 shares to increase its capital from the existing shareholders on 29 December 2025. Accordingly, the Bank has recorded an increase in charter capital of an additional 3,629,560,550,000 VND from 7,139,413,290,000 VND to 10,768,973,840,000 VND.

### 21.2 *Share capital*

	Ending balance		Beginning balance	
	Quantity of shares	Value VND million	Quantity of shares	Value VND million
<b>Approved share capital</b>	<b>1,076,897,384</b>	<b>10,768,974</b>	<b>713,941,329</b>	<b>7,139,413</b>
<b>Issued share capital</b>	<b>1,076,897,384</b>	<b>10,768,974</b>	<b>713,941,329</b>	<b>7,139,413</b>
Common shares	1,076,897,384	10,768,974	713,941,329	7,139,413
<b>Outstanding shares</b>	<b>1,076,897,384</b>	<b>10,768,974</b>	<b>713,941,329</b>	<b>7,139,413</b>
Common shares	1,076,897,384	10,768,974	713,941,329	7,139,413

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

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 22. INTEREST AND SIMILAR INCOME

	<i>Current year VND million</i>	<i>Previous year VND million</i>
Interest income from loans to customers	8,576,672	7,647,911
Interest income from securities investments	1,176,307	848,415
Interest income from deposits	1,847,266	1,126,668
Income from guarantee service	5,343	9,620
Other income from credit activities	374,805	89,243
	<b>11,980,393</b>	<b>9,721,857</b>

## 23. INTEREST AND SIMILAR EXPENSES

	<i>Current year VND million</i>	<i>Previous year VND million</i>
Interest expense on deposits	7,119,529	5,811,369
Interest expense on valuable paper issued	1,248,848	890,831
Interest expense on borrowings	288,293	203,962
Other credit activities expenses	4,304	4,185
	<b>8,660,974</b>	<b>6,910,347</b>

## 24. NET FEE AND COMMISSION INCOME

	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>Fee and commission income</b>	<b>262,118</b>	<b>231,629</b>
Income from settlement & card services	131,909	188,697
Income from service activities	95,129	15,708
Other incomes	35,080	27,224
<b>Fee and commission expenses</b>	<b>(110,002)</b>	<b>(100,674)</b>
Expense from settlement & card services	(67,425)	(80,554)
Expense on consultant fee	(14,581)	(9,089)
Expense from postal and communication	(181)	(210)
Other expenses	(27,815)	(10,821)
<b>Net income from services</b>	<b>152,116</b>	<b>130,955</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 25. NET GAIN FROM TRADING OF FOREIGN CURRENCIES

	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>Income from trading of foreign currencies</b>	<b>204,421</b>	<b>179,588</b>
Income from spot foreign exchange trading	144,406	99,860
Income from currency derivative financial instruments	60,015	79,728
<b>Expense from trading of foreign currencies</b>	<b>(114,676)</b>	<b>(99,373)</b>
Expense from spot foreign exchange trading	(61,488)	(31,017)
Expense from currency derivative financial instruments	(53,188)	(68,356)
	<b>89,745</b>	<b>80,215</b>

## 26. NET GAIN FROM TRADING OF INVESTMENT SECURITIES

	<i>Current year VND million</i>	<i>Previous year VND million</i>
Income from trading of investment securities	60,085	21,212
Expense from trading of investment securities	(9,056)	(2,203)
	<b>51,029</b>	<b>19,009</b>

## 27. NET (LOSS)/GAIN FROM OTHER OPERATING ACTIVITIES

	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>Other incomes</b>	<b>7,395</b>	<b>463,620</b>
Income from recovery of written off bad debts	4,837	463,175
Income from reversal of provisions for investments in subsidiaries	874	-
Income from disposal fixed assets	509	324
Other incomes	1,175	121
<b>Other expenses</b>	<b>(11,755)</b>	<b>(9,780)</b>
Other expenses	(10,961)	(8,801)
Expense from fixed assets disposals	(794)	(979)
	<b>(4,360)</b>	<b>453,840</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 28. OPERATING EXPENSES

	Current year VND million	Previous year VND million
<b>Tax expenses &amp; other fees</b>	<b>2,480</b>	<b>1,528</b>
<b>Employee expenses</b>	<b>834,863</b>	<b>753,924</b>
- Salary and allowances	658,772	617,059
- Salary related expenses	74,640	62,606
- Other allowances	101,451	74,259
<b>Expenses relating to assets</b>	<b>444,221</b>	<b>409,192</b>
<i>In which:</i>		
- Depreciation and amortization expenses	102,670	101,538
<b>Expenses for public administrative management activities</b>	<b>298,498</b>	<b>267,062</b>
<i>In which:</i>		
- Business travel expense	10,550	9,490
<b>Expense on customer deposit insurance</b>	<b>140,722</b>	<b>125,258</b>
<b>Provision expenses (excluding provisions for credit risks and securities risk)</b>	<b>-</b>	<b>2,428</b>
	<b>1,720,784</b>	<b>1,559,392</b>

## 29. CASH AND CASH EQUIVALENTS

Cash and cash equivalents as referred to in the separate cash flow statement comprise of the following items in the separate statement of financial position:

	Ending balance VND million	Beginning balance VND million
Cash	752,782	548,602
Balances with the SBV	3,932,930	7,024,700
Demand deposit at other credit institutions	1,192,882	1,474,084
Deposits at other credit institutions with term not exceeding three (3) months	49,722,016	32,547,116
State treasury	-	3,000,000
	<b>55,600,610</b>	<b>44,594,502</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 30. EMPLOYEES' INCOME

	<i>Current year</i>	<i>Previous year</i>
<b>I. Total average number of employees (person)</b>	<b>2,976</b>	<b>2,659</b>
<b>II. Employees' income (VND million)</b>		
1. Total salary fund and bonus	707,892	617,059
2. Other income	101,450	74,259
<b>3. Total income (1+2)</b>	<b>809,342</b>	<b>691,318</b>
4. Average salary per capita	19.82	19.34
5. Average income per capita	22.66	21.67

## 31. COLLATERALS AND MORTGAGES

### 31.1 Assets, valuable papers received for mortgage and pledge

Types and book value of collaterals of customers for loans at the year-end are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Real estate properties	157,929,911	147,620,415
Valuable papers	28,818,579	22,163,111
Movable assets	1,054,834	5,159,176
Other collaterals	10,640,105	8,473,847
	<b>198,443,429</b>	<b>183,416,549</b>

### 31.2 Assets, valuable papers used for mortgage and pledge

Types and value of collaterals of the Bank used for mortgage and pledge at the end of the year are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Government bonds	1,010,000	1,200,000
Bonds issued by other domestic credit intuitions	-	28,000
	<b>1,010,000</b>	<b>1,228,000</b>

**32. CONTINGENT LIABILITIES AND COMMITMENTS****32.1 Foreign exchange commitments**

Foreign exchange commitments present settlements which the Bank will perform according to agreed foreign exchange commitments.

A spot foreign exchange transaction is an exchange of an amount of a foreign currency for VND or another foreign currency at the spot exchange rate and be settled within two working days from the transaction date.

Currency swap is a transaction between two parties which involves buying and selling of an amount of foreign currency and VND or another foreign currency on different days at different exchange rates on each day determined at the transaction date.

Details of foreign exchange commitments of the Bank at year-end are as follows:

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
<b>Foreign exchange commitments</b>		
- 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
	<b>53,420,837</b>	<b>35,401,945</b>

**32.2 Trade finance commitments**

In the normal course of business, the Bank is parties to financial instruments that are recorded off statement of financial position. These financial instruments mainly comprise foreign exchange commitments, guarantee commitments and commercial letters of credit. These instruments involve elements of credit risk for the Bank, which are not reflected in the items recognized in the separate statement of financial position.

Credit risk for off statement of financial position financial instruments is defined as the possibility of sustaining a loss for the Bank if any other party to a financial instrument fails to perform in accordance with the terms of the contract.

Financial guarantees are conditional commitments issued by the Bank to guarantee the performance of a customer to a third-party including guarantee for borrowings, settlement, and performing contracts and bidding. The credit risk involved in issuing guarantees is essentially the same as that involved in extending loans to customers.

Commercial at sight letters of credit represent a financing transaction by the Bank to its customer where the customer is usually the buyer/importer of goods and the beneficiary is typically the seller/exporter. Credit risk is limited as the merchandise shipped serves as collaterals for the transaction.

Deferred payment letters of credits represent the amounts at risk should the contract be fully affected but the client defaults in repayment to the beneficiary. Deferred payment letters of credit that defaulted by clients are recognized by the Bank as granting of a compulsory loan with a corresponding liability representing the financial obligation of the Bank to pay the beneficiaries and to fulfill the guarantor obligation.

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 32. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

### 32.2 Trade finance commitments (continued)

The Bank requires margin deposits to support credit-related financial instruments when it is deemed necessary. The margin deposit required varies from nil to 100% of the value of a commitment granted, depending on the creditworthiness of clients as assessed by the Bank.

Details of contingent liabilities and commitments of the Bank at year-end are as follows:

	Ending balance			Beginning balance		
	Contract value - gross VND million	Margin deposit VND million	Contract value - net VND million	Contract value - gross VND million	Margin deposit VND million	Contract value - net VND million
<b>Guarantee for loans</b>	<b>50</b>	<b>-</b>	<b>50</b>	<b>50</b>	<b>-</b>	<b>50</b>
Letters of credit	14,701	(447)	14,254	25,743	(3,970)	21,773
Other guarantees	801,475	(13,858)	787,617	842,478	(16,869)	825,609
Other commitments	15,081,702	-	15,081,702	8,804,949	-	8,804,949
<b>Contingent liabilities and commitments</b>	<b>15,897,878</b>	<b>(14,305)</b>	<b>15,883,573</b>	<b>9,673,170</b>	<b>(20,839)</b>	<b>9,652,331</b>
	<b>15,897,928</b>	<b>(14,305)</b>	<b>15,883,623</b>	<b>9,673,220</b>	<b>(20,839)</b>	<b>9,652,381</b>

Classification of the off-balance sheet according to Circular 31 and the debt classification policy of the Bank are as follows:

	Ending balance VND million	Beginning balance VND million
Standard		
In which:		
- Letters of credit	14,254	21,773
- Other guarantees	787,617	825,609

### 32.3 Interest and receivable fees not yet collected

Details of outstanding interest and receivable fees not yet collected at the year-end are as follows:

	Ending balance VND million	Beginning balance VND million
Interest and receivable fees not yet collected	<b>1,229,087</b>	<b>930,391</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 32. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

### 32.4 Written-off debts

Details of outstanding written-off debts at the year-end are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Debts that have been written-off and under monitoring		
Principal	385,062	370,600
Interest	10,474	10,576
	<b>395,536</b>	<b>381,176</b>

### 32.5 Assets and other documents

Details of outstanding assets and other documents at the year-end are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Other assets kept for customers	168,787	187,844
Security assets received as replacement for performance of the securing party's obligation awaiting resolution	12,300	12,300
Other valuable assets being preserved	23,524	12,775
	<b>204,611</b>	<b>212,919</b>

## 33. RELATED PARTY TRANSACTIONS

Related party transactions include all transactions undertaken with other entities which the Bank is related. Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. A party is deemed a related party to the Bank if:

- (a) Directly, or indirectly through one or more intermediaries, the party:
  - controls, is controlled by, or is under common control with, the Bank (including parents and subsidiaries);
  - has an interest (owning 5% or more of the charter capital or voting share capital) in the Bank that gives it significant influence over the Bank; or
  - has joint control over the Bank;
- (b) The party is a joint venture, associate in which the Bank is a venture, associate (owning over 11% of the charter capital or voting share capital, but is not a subsidiary of the Bank);
- (c) The party is a member of the key management personnel of the Board of Management;
- (d) The party is a close member of the family of any individual referred to in (a) or (c); or
- (e) The party is an entity that is controlled, jointly controlled or significantly influenced by, or for which significant voting power in such entity resides with, directly or indirectly, any individual referred to in (c) or (d).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 33. RELATED PARTY TRANSACTIONS (continued)

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

<i>Related party</i>	<i>Transactions</i>	<i>Current year VND million</i>	<i>Previous year VND million</i>
Vietbank	Deposit taken on demand deposit account	295,010	11,961
AMC	Deposit taken on term deposit account	271,000	3,500
Company	Deposit disbursed on demand deposit account	289,051	10,348
	Deposit disbursed on deposit account	90,307	6,066
	Interest payment on demand deposits	61	4
	Interest payment on deposits account	5,364	60
	Expense on fiduciary duties to resolve debts	8,317	5,770
Board of Management	Deposit taken on demand deposit account	232,889	202,047
	Deposit taken on deposit account	55,650	32,618
	Deposit disbursed on demand deposit account	234,861	220,845
	Deposit disbursed on deposit account	52,054	23,857
	Interest payment on demand deposits	240	23
	Interest payment on deposits account	1,328	704
Board of Directors	Deposit taken on demand deposit account	194,846	109,938
	Deposit taken on deposit account	45,937	16,401
	Deposit disbursed on demand deposit account	194,785	109,896
	Deposit disbursed on deposit account	37,695	20,884
	Interest payment on demand deposits	87	3
	Interest payment on deposits account	990	723
	Loan repayments	5,363	-
	Interest income from loans	82	-
Board of Supervisors	Deposit taken on demand deposit account	3,817	4,410
	Deposit disbursed on demand deposit account	3,838	4,389
Remuneration for members of the Board of Directors	Mr. Duong Nhat Nguyen - Chairman	13,556	13,500
	Mr. Nguyen Huu Trung - Vice Chairman	8,222	4,083
	Ms. Le Thi Xuan Lan - Member	778	744
	Ms. Luong Thi Huong Giang - Member	849	842
	Ms. Quach To Dung - Member	933	911

**33. RELATED PARTY TRANSACTIONS (continued)**

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

<i>Related party</i>	<i>Transactions</i>	<i>Current year VND million</i>	<i>Previous year VND million</i>
Remuneration for members of the Board of Supervisors		2,321	2,061
Salary and allowances of the Board of Management	General Director	17,380	10,216
	Members of the Board of Management	17,238	15,268

**Related parties with the Board of Directors, Board of Management and Board of Supervisors**

Individuals related to the Board of Directors, the Supervisory Board, and the Executive Management	Deposit taken on demand deposit account	1,159,862	1,313,508
	Deposit taken on term deposit account	279,306	208,221
	Deposit disbursed on demand deposit account	1,182,402	1,308,371
	Deposit disbursed on term deposit account	212,365	228,194
	Interest payment on demand deposits	1,808	7,734
	Interest payment on deposits	1,505	1,150
	Loan	7,750	149,751
	Loan repayments	99,699	1,182
	Interest income from loans	5,401	7,602
Sy Phat Co., Ltd	Deposit taken on demand deposit account	121,399	47,707
	Deposit disbursed on demand deposit account	121,400	47,708
	Interest payment on demand deposits	-	1
	Deposit taken on demand deposit account	41,235	32,839
Hoa Lam Pharmaceutical Co., Ltd	Deposit disbursed on demand deposit account	40,147	32,597
	Interest payment on demand deposit	9	3
Hoa Lam Investment Consulting Co., Ltd	Deposit taken on demand deposit account	39	31,037
	Deposit disbursed on demand deposit account	40	31,040
Hoa Phat Real Estate Co., Ltd.	Deposit disbursed on demand deposit account	97,537	41
	Deposit taken on demand deposit account	97,540	44
Viet Vmicro Electronics Joint Stock Company	Deposit taken on demand deposit account	763	51
	Deposit disbursed on demand deposit account	270	573
	Interest payment on demand deposit	1	1

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 33. RELATED PARTY TRANSACTIONS (continued)

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

<i>Related party</i>	<i>Transactions</i>	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>Related parties with the Board of Directors, Board of Management and Board of Supervisors (continued)</b>			
First Family	Deposit taken on demand deposit account	12	13
One-Member	Deposit disbursed on demand deposit account	11	3
Limited	Deposit disbursed on term deposit account	12	-
Liability	Interest payment on demand deposit	12	-
Company			
Gia Thinh	Deposit taken on demand deposit account	40,041	40
Technical	Deposit disbursed on demand deposit account	40,041	41
Investment			
Co., Ltd			
Vidiva	Deposit taken on demand deposit account	22,188	57,884
Technology	Deposit disbursed on demand deposit account	24,209	57,877
Joint Stock	Deposit disbursed on term deposit account	-	3,006
Company	Interest payment on demand deposits	3	11
	Interest payment on term deposits	-	6
Gia An Digital	Deposit taken on demand deposit account	-	7,967
Medical	Deposit disbursed on demand deposit account	-	9,229
Technology	Interest payment on demand deposits	-	1
Company			
Limited			

Receivables and payables balance with related parties at the year-end are as follows:

<i>Related party</i>	<i>Transactions</i>	<i>Receivables/(payables)</i>	
		<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Vietbank AMC	Demand deposits	(8,716)	(2,696)
Company	Term deposit	(187,568)	(1,511)
	Accrued interest payable on term deposit	(1,736)	(4)
	Accrued interest payable on demand deposit	(1)	-
	Other payables	-	(472)
Board of Directors	Demand deposits	(2,623)	(4,591)
	Term deposit	(27,242)	(22,318)
	Accrued Interest payable on term deposit	(404)	(309)
	Loan balance	-	(126)

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 33. RELATED PARTY TRANSACTIONS (continued)

Receivables and payables balance with related parties at the year-end are as follows:

Related party	Transactions	Receivables/(payables)	
		Ending balance VND million	Beginning balance VND million
Board of Management	Demand deposit	(1,000)	(1,168)
	Term deposit	(20,616)	(11,221)
	Accrual interest payable on term deposit	(250)	(99)
	Loan balance	-	(196)
Board of Supervisors	Demand deposit	(229)	(250)
	Loan balance	-	(501)

### Related parties with the Board of Directors, Board of Management and Board of Supervisors

Individuals related to the Board of Directors, the Supervisory Board, and the Executive Management	Demand deposits	(6,291)	(26,727)
	Term deposit	(98,728)	(25,360)
	Accrued Interest payable on term deposit	(1,876)	(235)
	Accrued Interest payable on demand deposit	(0)	(0)
	Loan balance	30,140	117,202
	Accrued interest income from loans to customers	1,212	4,166
Vidiva Technology Joint Stock Company	Demand deposits	(208)	(2,226)
Hoa Lam Pharmaceutical Co., Ltd	Demand deposits	(2,681)	(1,585)
Hoa Lam Investment Consulting Co., Ltd	Demand deposits	(10)	(10)
Hoa Phat Real Estate Co., Ltd.	Demand deposits	(21)	(24)
Viet Vmicro Electronics Joint Stock Company	Demand deposits	(638)	(143)
First Family One-Member Limited Liability Company	Demand deposits	(81)	(81)
	Term deposit	(350)	(350)
	Accrued Interest payable on term deposit	(1)	(1)
Gia Thinh Technical Investment Co., Ltd	Demand deposits	(2)	(1)

### 34. FINANCIAL RISK MANAGEMENT POLICIES

Risk is inherent in the Bank's activities but is managed through a process of ongoing identification, measurement and monitoring, subject to risk limits and other controls. This process of risk management is critical to the Bank's continuing profitability and individual employees of the Bank who are accountable for the risk exposures relating to their responsibilities. The Bank is exposed to credit risk, liquidity risk and market risk (the latter being subdivided into trading and non-trading risks). It is also exposed to operational risk.

The independent risk control process does not include business risks such as changes in the environment, technology and industry. The Bank's policy is to monitor those business risks through the Bank's strategic planning process.

The Bank established and had policies about organization structure and operation of Risk management committee ("RMC") as detail bellow:

(i) RMC responsibilities:

- Advises the Board of Directors in the promulgation of procedures and policies under their jurisdiction relating to risk management in the Bank's activities under the law of Vietnam and the Bank's charter;
- Analyses and provides warnings on the potential risks that may affect the Bank's operation and preventive measures in the short term as well as long term;
- Reviews and evaluates the appropriateness and effectiveness of the risk management procedures and policies of the Bank to make recommendations to the Board of Directors on the improvement of procedures, policies and operational strategies;
- Advise to the Board of Directors on the approval for investments, related transactions, management policies and risk management plans within the scope of assigned task and duties.

(ii) RMC reports to the Board of Directors and may hold periodic meetings or extraordinary meetings, but at least once per 6 months.

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 34. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 34.1 Credit risk

Credit risk is the risk that the Bank will incur a loss because its customers or counterparties fail or unable to discharge their contractual obligations.

In the credit risk management process, the Bank had issued credit policies as well as guidelines for the standardization of credit operations.

The Bank manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and for geographical and industry concentrations, and by monitoring exposures in relation to such limits. Counterparty's limits are established by the use of a credit rating system, which assigns each counterparty a risk rating. Risk ratings are subject to regular revision with SBV.

The bank has established a credit quality review process that enables early forecasting of changes in the financial situation and debt-repayment capacity of counterparties based on both qualitative and quantitative factors.

The maximum exposure to credit risk at year-end of Bank is as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Credit risk exposure on-balance-sheet items</b>		
Balances with the SBV	3,932,930	7,024,700
Due from and loans to other credit institutions	51,514,898	35,921,200
Held-for-trading securities	-	340,337
Derivatives financial instruments	328,330	89,061
Loans to customers - gross	105,235,063	93,637,036
Investment securities		
- Available for sale – gross	7,211,597	2,729,322
- Held to maturity – gross	21,943,835	19,688,082
Fee and interest receivables	2,738,336	2,560,595
Other financial assets – gross	149,648	84,274
	<b>193,054,637</b>	<b>162,074,607</b>
<b>Off-balance-sheet items</b>		
Guarantee for loans	50	50
Letters of credit	14,254	21,773
Other guarantees	787,617	825,609
	<b>801,921</b>	<b>847,432</b>
<b>Total credit risk exposure</b>	<b>193,856,558</b>	<b>162,922,039</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 34. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 34.1 Credit risk (continued)

The maximum credit risk exposure for each class of financial assets at 31 December 2025 is equal to the carrying amount of that financial asset group in the separate statement of financial position as follows:

	<i>Neither overdue nor impaired VND million</i>	<i>Overdue but not impaired VND million</i>	<i>Overdue and impaired VND million</i>	<i>Total VND million</i>
Balances with the SBV	3,932,930	-	-	3,932,930
Due from and loans to other credit institutions	51,514,898	-	-	51,514,898
Derivatives financial instruments	328,330	-	-	328,330
Loans to customers - gross	101,125,669	755,941	3,353,453	105,235,063
Available-for-sale securities - gross	7,211,597	-	-	7,211,597
Held-to-maturity securities - gross	21,943,835	-	-	21,943,835
Fee and interest receivables	2,738,336	-	-	2,738,336
Other financial assets - gross	149,648	-	-	149,648
Credit risk off-balance-sheet items	801,921	-	-	801,921
	<b>189,747,164</b>	<b>755,941</b>	<b>3,353,453</b>	<b>193,856,558</b>

The Bank's financial assets which are neither past due nor impaired include loans to customers classified as Group 1 in accordance with Circular 31; securities, receivables and other financial assets which are not past due and no provision is required. The Bank believes that it can recover fully and timely these financial assets in the near future.

Loans to customer and other financial assets are overdue but not impaired are overdue loans but not required to make provision due to the Bank held adequate collaterals such as deposits, properties, movable properties, valuable papers and other types of collateral to recover for credit.

**34. FINANCIAL RISK MANAGEMENT POLICIES (continued)**

**34.2 Market risk**

**(a) 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.

The interest rates set by the Bank for loans to customers and customer deposits are respectively presented in *Note 9* and *Note 17*.

*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 related assets and liabilities 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 and other assets (including fixed assets and other assets), derivatives and other financial assets and other payables are classified as non-interest-bearing items.
- The re-pricing period of interest rate of held-for-trading securities are determined based on the estimated period required to convert the bonds into cash, as this portfolio is held for short-term profit-taking from price differences;
- The re-pricing period of interest rate of investment securities are determined based on their remaining maturity period.
- The re-pricing term of borrowings from Government and the SBV, due from and loans to other credit institutions, loans to customers, 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 financial reporting date.
  - Items which bear floating interest rate: The re-pricing term is determined based on the nearest interest re-pricing date from the financial year-end date.



# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCCTD

## 34. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 34.2 Market risk (continued)

#### (a) Interest rate risk (continued)

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	Over 5 years VND million	
<b>Assets</b>									
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	4,157,108	-	12,609,582	29,102,989	18,307,669	29,490,035	10,862,284	705,396	105,235,063
Investment securities - gross	-	-	836,154	1,257,988	1,900,000	10,972,301	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	-	3,439,673	-	-	-	-	-	-	3,439,673
<b>Total assets</b>	<b>4,157,108</b>	<b>12,557,104</b>	<b>60,018,464</b>	<b>35,276,147</b>	<b>20,234,669</b>	<b>40,462,336</b>	<b>15,110,485</b>	<b>10,646,184</b>	<b>198,462,497</b>
<b>Liabilities</b>									
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	-	-	44,312,883	4,920,478	2,400,000	-	-	-	51,633,361
Due to customers	-	-	22,918,444	27,800,906	27,737,099	22,000,354	1,189,054	-	101,645,857
Valuable papers issued	-	-	219,900	1,800,000	5,511,700	16,113,510	-	-	23,645,110
Other liabilities	-	3,196,022	-	-	-	-	-	-	3,196,022
<b>Total liabilities</b>	<b>-</b>	<b>3,196,022</b>	<b>71,101,275</b>	<b>35,281,409</b>	<b>35,648,799</b>	<b>38,113,864</b>	<b>1,189,054</b>	<b>5,282</b>	<b>184,535,705</b>
<b>Interest sensitivity gap</b>	<b>4,157,108</b>	<b>9,361,082</b>	<b>(11,082,811)</b>	<b>(5,262)</b>	<b>(15,414,130)</b>	<b>2,348,472</b>	<b>13,921,431</b>	<b>10,640,902</b>	<b>13,926,792</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 34. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 34.2 Market risk (continued)

#### (a) Interest rate risk (continued)

##### Interest rate sensitivity

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

#### (b) 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 39.

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>
<b>Assets at as 31 December 2025</b>				
Cash	33,961	4,006	2,524	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 assets	(2,258,146)	-	(26,468)	(2,284,614)
Loan to customers - gross	37,458	-	-	37,458
Other assets - gross	80,475	6	-	80,481
<b>Total assets</b>	<b>3,519,004</b>	<b>9,489</b>	<b>24,105</b>	<b>3,552,598</b>
<b>Liabilities at as 31 December 2025</b>				
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	-	41,145
<b>Total liabilities</b>	<b>6,050,035</b>	<b>3,491</b>	<b>1,340</b>	<b>6,054,866</b>
<b>Net on statement of financial position</b>	<b>(2,531,031)</b>	<b>5,998</b>	<b>22,765</b>	<b>(2,502,268)</b>
<b>Net off balance sheet position</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net position</b>	<b>(2,531,031)</b>	<b>5,998</b>	<b>22,765</b>	<b>(2,502,268)</b>

**34. FINANCIAL RISK MANAGEMENT POLICIES (continued)****34.2 Market risk (continued)****(c) 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 additional funding.

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 issuance conditions.

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

- Cash and balances with the SBV (including compulsory deposits) are classified in the maturity bucket of up to one month;
- The maturity term of held for trading securities is determined based on the estimated period required to convert the bonds into cash, as this portfolio is held for short-term profit-taking from price differences;
- The maturity term of investment securities is determined based on the maturity date of securities.
- The maturity term of long-term investments is considered as more than five years because these investments do not have specific maturity date;
- The maturity term of 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;
- Borrowings to Government and the SBV, due to and borrowings from other credit institutions, derivative and other financial assets, customer deposits, valuable papers issued, other assets and other payables are determined based on features of these items or the maturity date as stipulated in contracts. Demand deposits are transacted as required by customers, and therefore, classified in the maturity bucket of up to one month. 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;

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 34. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 34.2 Market risk (continued)

#### (c) Liquidity risk (continued)

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 separate statement of financial position date up to the settlement date:

	Overdue		Current					Total 5 years 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		
<b>Assets</b>								
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 assets	-	-	232,570	26,486	69,274	-	-	328,330
Loans to customers – gross	3,070,553	1,086,555	7,293,016	13,885,225	47,789,919	13,702,560	18,407,235	105,235,063
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	421,003	1,042,194	698,825	1,009,039	3,439,673
<b>Total assets</b>	<b>3,070,553</b>	<b>1,086,555</b>	<b>60,347,667</b>	<b>20,046,997</b>	<b>61,800,688</b>	<b>18,649,586</b>	<b>33,460,451</b>	<b>198,462,497</b>
<b>Liabilities</b>								
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	-	-	44,708,283	4,525,078	2,400,000	-	-	51,633,361
Due to customer	-	-	23,440,265	27,279,085	49,737,453	1,189,054	-	101,645,857
Valuable paper issued	-	-	-	800,000	15,600,000	1,607,300	5,637,810	23,645,110
Other liabilities	-	-	1,001,435	794,316	1,200,605	63,885	135,781	3,196,022
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>72,800,031</b>	<b>34,158,504</b>	<b>68,938,058</b>	<b>2,860,239</b>	<b>5,778,873</b>	<b>184,535,705</b>
<b>Net liquidity gap</b>	<b>3,070,553</b>	<b>1,086,555</b>	<b>(12,452,364)</b>	<b>(14,111,507)</b>	<b>(7,137,370)</b>	<b>15,789,347</b>	<b>27,681,578</b>	<b>13,926,792</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 34. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 34.2 *Market risk* (continued)

#### (d) *Other market price risks*

Other than the assets and liabilities presented above, the Bank has 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.

## 35. 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>
<b>Asset as at 31 December 2025</b>			
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 assets (total contract nominal value)	328,330	-	328,330
Loans and advance to customers - gross	105,235,063	-	105,235,063
Investment securities - gross	29,155,432	-	29,155,432
Long-term investments - gross	200,000	-	200,000
Other receivables - gross	3,439,673	-	3,439,673
<b>Liabilities as at 31 December 2025</b>			
Borrowings from the Government and the SBV	4,415,355	-	4,415,355
Due to and borrowings from other credit institutions	51,633,361	-	51,633,361
Due to customers	101,612,785	33,072	101,645,857
Valuable papers issued	23,645,110	-	23,645,110
Other liabilities	3,196,022	-	3,196,022
<b>Off balance sheet commitments</b>			
<b>At as 31 December 2025</b>	<b>801,921</b>	<b>-</b>	<b>801,921</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

B05/TCTD

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

## 36. SEGMENT REPORT

Information of income, expenses, assets and liabilities of the divisions by geographical area of the Bank during the year as follows:

	Northern VND million	Central VND million	Southern VND million	Total segment VND million	Eliminations VND million	Total VND million
<b>I. Income</b>	<b>3,345,836</b>	<b>2,219,606</b>	<b>21,151,028</b>	<b>26,716,470</b>	<b>(14,202,058)</b>	<b>12,514,412</b>
Interest income	3,302,760	2,199,127	20,680,564	26,182,451	(14,202,058)	11,980,393
Other services income	36,825	19,474	205,819	262,118	-	262,118
Other operating income	6,251	1,005	264,645	271,901	-	271,901
<b>II. Expense</b>	<b>2,957,466</b>	<b>2,022,067</b>	<b>19,849,772</b>	<b>24,829,305</b>	<b>(14,202,058)</b>	<b>10,627,247</b>
Interest expense	2,715,619	1,812,131	18,335,282	22,863,032	(14,202,058)	8,660,974
Depreciation expense	11,463	6,719	84,488	102,670	-	102,670
Other direct operating expense	230,384	203,217	1,430,002	1,863,603	-	1,863,603
<b>Profits before provision for credit loss expenses</b>	<b>388,370</b>	<b>197,539</b>	<b>1,301,256</b>	<b>1,887,165</b>	<b>-</b>	<b>1,887,165</b>
Provision expense for credit loss expenses	35,200	99	326,963	362,262	-	362,262
<b>Operating results before CIT</b>	<b>353,170</b>	<b>197,440</b>	<b>974,293</b>	<b>1,524,903</b>	<b>-</b>	<b>1,524,903</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCCTD

## 36. SEGMENT REPORT (continued)

Information of income, expenses, assets and liabilities of the divisions by geographical area of the Bank as at 31 December 2025, and for the fiscal year ending on the same date is as follows:

	Northern VND million	Central VND million	Southern VND million	Eliminations VND million	Total VND million
<b>I. Asset</b>					
1. Cash	162,008	121,047	469,727	-	752,782
2. Balances at the SBV	571	22,816	3,909,543	-	3,932,930
3. Due from and loans to other credit institutions	10,984	833	51,503,081	-	51,514,898
4. Derivative instruments and other financial assets	-	-	328,330	-	328,330
5. Loans to customers	16,543,478	9,132,573	79,559,012	-	105,235,063
6. Investment securities	-	-	29,155,432	-	29,155,432
7. Long-term investments	-	-	200,000	-	200,000
8. Fixed assets	17,766	22,809	3,862,814	-	3,903,389
9. Other assets	434,187	148,486	2,879,557	(22,557)	3,439,673
<b>Total assets</b>	<b>17,168,994</b>	<b>9,448,564</b>	<b>171,867,496</b>	<b>(22,557)</b>	<b>198,462,497</b>
<b>II. Liabilities</b>					
1. Borrowings from the Government and the SBV	-	-	4,415,355	-	4,415,355
2. Due to and borrowings from other credit institutions	2	1,501	51,631,858	-	51,633,361
3. Due to customers	30,976,269	22,618,160	48,051,428	-	101,645,857
4. Valuable papers issued	725,740	361,480	22,557,890	-	23,645,110
5. Other liabilities	778,868	483,810	1,955,901	(22,557)	3,196,022
<b>Total Liabilities</b>	<b>32,480,879</b>	<b>23,464,951</b>	<b>128,612,432</b>	<b>(22,557)</b>	<b>184,535,705</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCCTD

## 37. SUPPLEMENTAL NOTES ON FINANCIAL ASSETS AND FINANCIAL LIABILITIES

### 37.1 Carrying value and fair value of financial assets and financial liabilities

Carrying value and fair value of the Bank's financial assets and liabilities as at 31 December 2025 are presented as follows:

	Carrying value					
	Trading VND million	Held-to-maturity VND million	Loans and receivables VND million	Available-for-sale VND million	Other assets and liabilities at amortized cost VND million	Total VND million
<b>Assets</b>						
Cash	-	-	-	-	752,782	752,782
Balances at the SBV	-	-	-	-	3,932,930	3,932,930
Due from and loans to other credit institutions	-	-	-	-	51,514,898	51,514,898
Derivatives financial instruments and other financial assets	-	-	-	-	328,330	328,330
Loans to customers	-	-	103,772,418	-	-	103,772,418
Available-for-sale securities	-	-	-	7,187,317	-	7,187,317
Held-to-maturity securities	-	21,943,835	-	-	-	21,943,835
Other financial assets	-	-	2,887,984	-	-	2,887,984
<b>Total assets</b>	-	<b>21,943,835</b>	<b>106,660,402</b>	<b>7,187,317</b>	<b>56,528,940</b>	<b>192,320,494</b>
<b>Liabilities</b>						
Borrowings from Government and the SBV	-	-	-	-	4,415,355	4,415,355
Due to and borrowings from other credit institutions	-	-	-	-	51,633,361	51,633,361
Due to customers	-	-	-	-	101,645,857	101,645,857
Valuable papers issued	-	-	-	-	23,645,110	23,645,110
Other financial liabilities	-	-	-	-	3,045,685	3,045,685
<b>Total liabilities</b>	-	-	-	-	<b>184,385,368</b>	<b>184,385,368</b>

(a) The fair value of these financial assets and financial liabilities cannot be determined as there are currently no specific guidelines and regulations of the SBV and the authorities to determine the fair value of financial instruments.

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 38. OPERATING LEASE COMMITMENTS

The Bank rents offices for some branches under operating lease contracts. The future rental fee under terms of lease contracts as at the separate statement of financial position date is as follows:

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
<b>Non-cancellable operating lease commitments</b>	<b>588,904</b>	<b>607,390</b>
<i>In which:</i>		
- Due within one (1) year	141,015	185,414
- Due from one (1) to five (5) years	377,995	358,651
- Due after five (5) years	69,894	63,325

## 39. EXCHANGE RATES OF APPLICABLE FOREIGN CURRENCIES AGAINST VIETNAM DONG AT THE END OF THE FINANCIAL YEAR

	<i>31 December 2025</i> <i>VND</i>	<i>31 December 2024</i> <i>VND</i>
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

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2025 and for the year then ended

B05/TCTD

## 40. RESTATEMENT OF PREVIOUS YEAR FINANCIAL STATEMENTS

In 2025, the Bank restated the following items in the 2024 statement of cash flows.

<i>Items</i>	<i>Beginning balance VND million (Previously presented)</i>	<i>Adjustment VND million</i>	<i>Beginning balance VND million (Restated)</i>
<b>In 2024</b>			
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Changes in operating liabilities</b>			
Increase in issuing valuable papers	6,127,090	(161,000)	5,966,090
<b>Net cash flows from operating activities</b>	<b>7,610,332</b>	<b>(161,000)</b>	<b>7,449,332</b>
<b>CASH FLOWS FROM FINANCIAL ACTIVITIES</b>			
Proceeds from the issuance of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings	-	1,000,000	1,000,000
Payments for the redemption of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings	-	(839,000)	(839,000)
<b>Net cash flows from financial activities</b>	<b>934,706</b>	<b>161,000</b>	<b>1,095,706</b>

## 41. EVENTS AFTER THE SEPARATE STATEMENT OF FINANCIAL POSITION DATE

There is no matter or circumstance that has arisen since the separate statement of financial position date that requires adjustment or disclosure in the separate financial statement.

Can Tho City, Vietnam  
12 March 2026

Prepared by:



Ms. Le Ha Cam Trang  
General Accountant

Reviewed by:



Ms. Nguyen Thi Thuy Minh  
Chief Accountant

Approved by:



Mr. Le Thanh Quy Ngoc  
Acting General Director