

**CONSOLIDATED
FINANCIAL STATEMENTS**
FOR THE FISCAL YEAR ENDED 31 DECEMBER 2025

**KIEN LONG COMMERCIAL
JOINT STOCK BANK**



CONTENTS

| | Page |
|---|---------|
| 1. Contents | 1 |
| 2. Statement of the Board of Directors | 2 - 4 |
| 3. Independent Auditor's Report | 5 - 6 |
| 4. Beginning Balance as at 31 December 2025 | 7 - 9 |
| 5. Consolidated Income Statement for the fiscal year ended 31 December 2025 | 10 |
| 6. Consolidated Cash Flow Statement for the fiscal year ended 31 December 2025 | 11 - 12 |
| 7. Notes to the Consolidated Financial Statements for the fiscal year ended 31 December 2025 | 13 - 60 |



STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Kien Long Commercial Joint Stock Bank (hereinafter referred to as “the Bank”) presents this statement together with the Consolidated Financial Statements for the fiscal year ended 31 December 2025, including the Separate Financial Statements of the Bank and those of subsidiary (hereinafter referred to as “the Group”).

Business highlights

Kien Long Commercial Joint Stock Bank was established under the Establishment and Operation License No. 0056/NH-GP dated 18 September 1995 issued by the State Bank of Vietnam (SBV), with amendment regarding the charter capital in accordance with Decision No. 3462/QĐ-NHNN dated 15 October 2025 of the SBV, and the Bank Establishment License No. 1115/GP-UB dated 02 October 1995 issued by the People’s Committee of Kien Giang Province (the People’s Committee of An Giang Province now).

The Bank has been operating in line with the Business Registration Certificate No. 1700197787, initially registered on 10 October 1995, granted by Kien Giang Province Department of Planning and Investment (An Giang Province Department of Finance). During the Bank’s operation course, its Business Registration Certificate has been amended several times and the most recent amendment was made on 24 July 2024.

The Bank’s operation course is 50 years, starting from 18 September 1995.

On 18 December 2025, the Bank received Decision No. 1227/QĐ-SGDHCM from the Ho Chi Minh City Stock Exchange (“HOSE”) regarding the approval for the listing of the Bank’s shares under the stock code KLB.

Head office

- Address : No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province
- Tel. : +84 (029) 7386 9950
- Fax : +84 (029) 7387 7538

The principal business activities of the Bank consist of mobilizing short, medium and long-term deposits from organizations and individuals; granting short, medium and long-term loans to organizations and individuals based on the Bank’s capital resources; conducting foreign exchange transactions, international trade finance services, and discounting commercial papers, bonds, and other valuable papers; performing capital contributions, share acquisition, bond investment, and other banking services as permitted by the SBV.

Board of Directors, Supervisory Board, Board of Management and Chief Accountant

The Board of Directors, the Supervisory Board, the Board of Management and the Chief Accountant of the Bank during the year and as at the date of this statement include:

The Board of Directors (BOD)

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



KIEN LONG COMMERCIAL JOINT STOCK BANK
STATEMENT OF THE BOARD OF DIRECTORS (cont.)

The Supervisory Board

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

The Board of Management (BOM) and the Chief Accountant

| Full name | Position | Appointing/resigning/reappointing date |
|-------------------------|-------------------------|--|
| Mr. Tran Hong Minh | General Director | Appointed on 01 December 2025 |
| | Acting General Director | Up to 30 November 2025 |
| Mr. Nguyen Hoang An | Deputy General Director | Reappointed on 01 July 2025 |
| Mr. Nguyen Van Minh | Deputy General Director | Reappointed on 05 January 2023 |
| Mr. Tran Van Thai Binh | Deputy General Director | Reappointed on 24 May 2025 |
| Ms. Nguyen Thi Hong Van | Deputy General Director | Reappointed on 12 December 2025 |
| Mr. Do Van Bac | Deputy General Director | Resigned on 23 May 2025 |
| Ms. Vu Dang Xuan Vinh | Chief Accountant | Reappointed on 30 October 2024 |

Legal Representative

The Bank's legal representative during the year and as at the date of this statement is Mr. Tran Ngoc Minh – Chairman (appointed on 09 July 2024).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the audit on the Group's Consolidated Financial Statements for the fiscal year ended 31 December 2025.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Consolidated Financial Statements to give a true and fair view of the consolidated financial position, the consolidated financial performance and the consolidated cash flows of the Group during the year. In order to prepare these Consolidated Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Group are followed or not, and all the material differences from these standards are disclosed and explained in the Consolidated Financial Statements;
- prepare the Consolidated Financial Statements of the Group on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Consolidated Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Group have been fully recorded and can fairly reflect the financial position of the Group at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Management is also responsible for managing the Group's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Consolidated Financial Statements.



KIEN LONG COMMERCIAL JOINT STOCK BANK

STATEMENT OF THE BOARD OF DIRECTORS (cont.)

Approval of the Consolidated Financial Statements

The Board of Directors hereby approves the accompanying Consolidated Financial Statements, which give a true and fair view of the consolidated financial position as at 31 December 2025 of the Group, its consolidated financial performance and its consolidated cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Accounting System applicable to Credit Institutions in Vietnam and relevant statutory requirements on the preparation and presentation of the Consolidated Financial Statements.

For and on behalf of the Board of Directors,



Tran Ngoc Minh
Chairman

Date: 27 March 2026



No. 1.0658/26/TC-AC

INDEPENDENT AUDITOR'S REPORT

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT KIEN LONG COMMERCIAL JOINT STOCK BANK

We have audited the Consolidated Financial Statements of Kien Long Commercial Joint Stock Bank (hereinafter referred to as "the Bank") and subsidiary (hereinafter collectively referred to as "the Group"), which were prepared on 27 March 2026 (from page 07 to page 60), including the Consolidated Statement of the Financial Position as at 31 December 2025, the Consolidated Income Statement, the Consolidated Cash Flow Statement for the fiscal year then ended and the Notes to the Consolidated Financial Statements.

Responsibility of the Board of Management

The Board of Management is responsible for the preparation, true and fair presentation of the Group's Consolidated Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System applicable to Credit Institutions in Vietnam and relevant statutory requirements on the preparation and presentation of the Consolidated Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Consolidated Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express an opinion on the Consolidated 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 standards and requirements and plan and perform the audit to obtain reasonable assurance about whether the Group's Consolidated Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Consolidated Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers the Group's internal control relevant to the preparation and true and fair presentation of the Consolidated 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 Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the Consolidated Financial Statements.

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



Opinion of Auditors

In our opinion, the Consolidated Financial Statements give a true and fair view, in all material respects, of the consolidated financial position as at 31 December 2025 of the Group, its consolidated financial performance and its consolidated cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Accounting System applicable to Credit Institutions in Vietnam and relevant statutory requirements on the preparation and presentation of the Consolidated Financial Statements.

Other matter

The Consolidated Financial Statements for the fiscal year ended 31 December 2024 were audited by another auditing firm whose auditors expressed the unqualified opinion in the Independent Auditor's Report on the Consolidated Financial Statements for the fiscal year ended 31 December 2024 on 26 March 2025.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Tran Thi Thuy Quyên
Partner

Audit Practice Registration Certificate No. 1539-2023-008-1
Authorized Signatory



Le Huu Tu
Auditor

Audit Practice Registration Certificate No. 5940-2023-008-1

Hồ Chí Minh City, 27 March 2026



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Unit: million VND

| A - ASSETS | Note | Ending balance | Beginning balance |
|---|------|--------------------|-------------------|
| I. Cash on hand, gold, gemstones | V.1 | 602.139 | 538.410 |
| II. Deposits at the State Bank of Vietnam | V.2 | 5.803.001 | 4.207.486 |
| III. Deposits at and loans to other credit institutions | | 16.164.800 | 15.504.604 |
| 1. Deposits at other credit institutions | V.3 | 16.164.800 | 15.504.604 |
| 2. Loans to other credit institutions | | - | - |
| 3. Provisions for risks | | - | - |
| IV. Trading securities | | - | - |
| 1. Trading securities | | - | - |
| 2. Provision for risk of trading securities | | - | - |
| V. Financial derivatives and other financial assets | V.15 | 224.532 | - |
| VI. Loans to customers | | 70.413.492 | 60.451.562 |
| 1. Loans to customers | V.4 | 71.587.702 | 61.431.909 |
| 2. Allowance for loans to customers | V.5 | (1.174.210) | (980.347) |
| VII. Factoring activities | | - | - |
| 1. Factoring | | - | - |
| 2. Provision for factoring activities | | - | - |
| VIII. Investment securities | V.6 | 3.013.321 | 2.973.962 |
| 1. Available-for-sale investment securities | V.6 | 1.343.760 | 1.298.447 |
| 2. Held-to-maturity investment securities | V.6 | 1.669.561 | 1.675.515 |
| 3. Provisions for devaluation of investment securities | | - | - |
| IX. Capital contribution, long-term investments | | - | - |
| 1. Investments in subsidiary | | - | - |
| 2. Investments in joint ventures | | - | - |
| 3. Investments in associates | | - | - |
| 4. Other long-term investments | | - | - |
| 5. Provisions for devaluation of long-term investments | | - | - |
| X. Fixed assets | | 1.382.212 | 1.414.961 |
| 1. Tangible fixed assets | V.7 | 611.839 | 623.092 |
| a. Historical costs | V.7 | 1.208.441 | 1.171.451 |
| b. Depreciation | V.7 | (596.602) | (548.359) |
| 2. Financial leased assets | | - | - |
| a. Historical costs | | - | - |
| b. Depreciation | | - | - |
| 3. Intangible fixed assets | V.8 | 770.373 | 791.869 |
| a. Initial costs | V.8 | 936.126 | 934.126 |
| b. Amortization | V.8 | (165.753) | (142.257) |
| XI. Investment property | | - | - |
| a. Historical costs | | - | - |
| b. Depreciation | | - | - |
| XII. Other assets | | 5.699.192 | 7.085.283 |
| 1. Receivables | V.9 | 3.364.338 | 5.290.868 |
| 2. Interests and fees receivable | V.10 | 1.806.299 | 1.393.393 |
| 3. Deferred income tax assets | | - | - |
| 4. Other assets | V.11 | 658.472 | 500.378 |
| In which: Goodwill | | - | - |
| 5. Provisions for risks from other assets | V.12 | (129.917) | (99.356) |
| TOTAL ASSETS | | 103.302.689 | 92.176.268 |

This statement should be read in conjunction with the Notes to the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Consolidated Statement of Financial Position (cont.)

| B - LIABILITIES AND OWNER'S EQUITY | Note | Ending balance | Beginning balance |
|---|-------------|-----------------------|--------------------------|
| I. Borrowings from Government and the State Bank of Vietnam | | - | - |
| 1. Deposits and borrowings from the Government and the SBV | | - | - |
| 2. Sales and redemption of Government bonds with the State Treasury | | - | - |
| II. Deposits and borrowings from other credit institutions | V.13 | 15.875.437 | 15.125.547 |
| 1. Deposits from other credit institutions | V.13 | 15.867.227 | 15.117.285 |
| 2. Borrowings from other credit institutions | V.13 | 8.210 | 8.262 |
| III. Deposits from customers | V.14 | 72.010.409 | 63.521.494 |
| IV. Derivative financial instruments and other financial liabilities | V.15 | - | 112.476 |
| V. Trust funds and other borrowed funds | | - | - |
| VI. Valuable papers issued | V.16 | 3.475.125 | 3.928.457 |
| VII. Other liabilities | | 3.525.215 | 2.883.342 |
| 1. Interests, fees payable | V.17 | 1.388.819 | 1.002.054 |
| 2. Deferred corporate income tax | | - | - |
| 3. Other liabilities | V.18 | 2.136.396 | 1.881.288 |
| 4. Provision for other losses (for contingencies) | | - | - |
| Total liabilities | | 94.886.186 | 85.571.316 |
| VIII. Equity and Funds | V.19 | 8.416.503 | 6.604.952 |
| 1. Equity of credit institutions | | 5.787.505 | 3.618.619 |
| a. Charter capital | V.19 | 5.821.705 | 3.652.819 |
| b. Funds for basic construction investment and acquisition of fixed assets | | - | - |
| c. Share premiums | | - | - |
| d. Treasury stocks | V.19 | (34.200) | (34.200) |
| e. Preferred stocks | | - | - |
| f. Other equity | | - | - |
| 2. Funds of credit institutions | V.19, 20 | 751.338 | 573.838 |
| 3. Exchange rate difference | | - | - |
| 4. Differences on revaluation of assets | | - | - |
| 5. Retained earnings | V.19 | 1.877.660 | 2.412.495 |
| 6. Non-controlling interests | | - | - |
| TOTAL LIABILITIES AND OWNERS' EQUITY | | 103.302.689 | 92.176.268 |

This statement should be read in conjunction with the Notes to the Consolidated Financial Statements



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KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Consolidated Statement of Financial Position (cont.)**OFF-CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS**

| ITEMS | Note | Ending balance | Beginning balance |
|---|--------|----------------|-------------------|
| 1. Capital loan guarantees | VIII.4 | 5.600 | - |
| 2. Commitments in foreign currency transactions | VIII.4 | 49.080.279 | 19.422.623 |
| <i>Purchase of foreign currencies</i> | VIII.4 | 1.417.419 | 2.126.880 |
| <i>Sales of foreign currencies</i> | VIII.4 | 1.312.425 | 708.960 |
| <i>Swap transactions</i> | VIII.4 | 46.350.435 | 16.586.783 |
| <i>Future transactions</i> | | - | - |
| 3. Commitments in irrevocable loans | | - | - |
| 4. Commitments in transactions of L/C | VIII.4 | 4.004.158 | 4.005.233 |
| 5. Other guarantees | VIII.4 | 1.713.319 | 4.129.036 |
| 6. Other commitments | | - | - |
| 7. Interests on loans given and fees receivable | VIII.5 | 310.032 | 331.341 |
| 8. Treated doubtful debts | VIII.6 | 3.088.589 | 2.585.844 |
| Other assets and documents | | | |
| 9. | VIII.7 | 4.323.547 | 4.288.497 |

Rach Gia, 27 March 2026

Preparer

Controller

Approver


Thi Duyen
Accountant

Vu Dang Xuan Vinh
Chief AccountantTran Ngoc Minh
Chairman



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

CONSOLIDATED INCOME STATEMENT

For the fiscal year ended 31 December 2025

Unit: million VND

| No. | ITEMS | Note | Current year | Previous year |
|--------------|--|--------------|------------------|------------------|
| 1. | Interest and similar income | VI.1 | 8.397.136 | 7.111.246 |
| 2. | Interest and similar expenses | VI.2 | 4.629.566 | 3.920.020 |
| I. | Net interest income | | 3.767.570 | 3.191.226 |
| 3. | Income from service provisions | VI.3 | 952.219 | 574.628 |
| 4. | Expenses on service provisions | VI.3 | 74.373 | 94.153 |
| II. | Net gain/(loss) from service provisions | VI.3 | 877.846 | 480.475 |
| III. | Net gain/(loss) from trading of foreign currencies | VI.4 | 88.418 | 42.009 |
| IV. | Net gain/(loss) from trading of trading securities | VI.5 | 63.241 | 22.565 |
| V. | Net gain/(loss) from trading of investment securities | VI.6 | 1.186 | 3.043 |
| 5. | Gain from other activities | VI.7 | 426.942 | 224.596 |
| 6. | Expenses on other activities | VI.7 | 17.778 | 7.333 |
| VI. | Net gain/(loss) from other activities | VI.7 | 409.164 | 217.263 |
| VII. | Gain from capital contribution and share acquisition | | - | - |
| VIII. | Operating expenses | VI.8 | 2.061.000 | 2.021.575 |
| IX. | Net operating income before provision for credit losses | | 3.146.425 | 1.935.006 |
| X. | Provision for credit losses | VI.9 | 823.729 | 822.948 |
| XI. | Total profit before tax | | 2.322.696 | 1.112.058 |
| 7. | Current corporate income tax | VIII.2 | 466.518 | 224.444 |
| 8. | Deferred corporate income tax | | - | 120 |
| XII. | Corporate income tax | | 466.518 | 224.564 |
| XIII. | Profit after tax | | 1.856.178 | 887.494 |
| XIV. | Basic earnings per share | VI.10 | 3.209 | 1.457 |

Rach Gia, 27 March 2026

Preparer


Thi Duyen
Accountant

Controller


Vu Dang Xuan Vinh
Chief Accountant

Approver

Tran Ngoc Minh
Chairman

KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

For the fiscal year ended 31 December 2025

Unit: million VND

| ITEMS | Note | Current year | Previous year |
|---|------------|------------------|--------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01. Interest and similar income received | V.10; VI.1 | 7.984.230 | 7.155.784 |
| 02. Interest and similar expenses paid | V.17; VI.2 | (4.242.801) | (4.525.532) |
| 03. Income received from service provisions | VI.3 | 877.846 | 480.475 |
| 04. Differences of actual receipts/actual payments on trading activities (foreign currency, gold and securities) | VI.4, 5, 6 | 152.845 | 67.617 |
| 05. Other income | | 10.626 | 9.388 |
| 06. Receipts of debts written off and compensated by provisions for credit risks | VI.7 | 397.200 | 207.123 |
| 07. Payments to employees and for management and administrative works | | (1.893.315) | (1.628.024) |
| 08. Tax actually paid during the year | VIII.2 | (346.951) | (166.266) |
| <i>Net cash flows from operating activities before changes in current assets and capital</i> | | 2.939.680 | 1.600.565 |
| Changes in operating assets | | | |
| 09. (Increase)/Decrease in gold, deposits at and loans to other credit institutions | | - | - |
| 10. (Increase)/Decrease in trading securities | V.6 | (39.359) | 404.988 |
| 11. (Increase)/Decrease in financial derivatives and other financial assets | V.15 | (224.532) | - |
| 12. (Increase)/Decrease in loans to customers | V.4 | (10.155.793) | (9.648.857) |
| 13. Decrease in provisions for losses | V.5 | (629.866) | (465.834) |
| 14. (Increase)/decrease in other operating assets | | 1.728.310 | (1.409.507) |
| Changes in operating liabilities | | | |
| Increase/(Decrease) in obligations to the Government and the | | | |
| 15. State Bank of Vietnam | | - | - |
| 16. Increase/(Decrease) in deposits and loans from credit organizations | V.13 | 749.890 | (2.993.383) |
| 17. Increase/(Decrease) in deposits from customers | V.14 | 8.488.915 | 6.524.123 |
| 18. Increase/(Decrease) in valuable papers issued (except for valuable papers included into financing activities) | V.16 | (453.332) | 569.015 |
| 19. Increase/(Decrease) in financing capital, investment entrustment, loans from credit institutions bearing risk thereof | | - | - |
| 20. Increase/(Decrease) in financial derivatives and other financial liabilities | V.15 | (112.476) | 87.072 |
| 21. Increase/(Decrease) in other operating liabilities | | 68.998 | 504.870 |
| 22. Disbursement of funds of credit institutions | | - | - |
| I. Net cash flows from operating activities | | 2.360.435 | (4.826.948) |

This statement should be read in conjunction with the Notes to the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Consolidated Cash Flow Statement (cont.)

| ITEMS | Note | Current year | Previous year |
|--|------------|-------------------|--------------------|
| CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 01. Purchases of fixed assets | V.7, 8, 9 | (42.333) | (92.084) |
| 02. Gains from liquidations and disposals of fixed assets | VI.7 | 1.338 | 752 |
| 03. Expenses on liquidations and disposals of fixed assets | | - | - |
| 04. Purchases of investment property | | - | - |
| 05. Gains from liquidations and disposals of investment property | | - | - |
| 06. Expenses on liquidations and disposals of investment property | | - | - |
| 07. Investments in other entities (acquisition of subsidiaries, investments in joint ventures, associates and other long-term investments) | | - | - |
| 08. Gain from investments in other entities (gain from sales, liquidations of subsidiaries, investments in joint ventures, associates and other long-term investments) | | - | - |
| 09. Receipts of dividends and profit shared from long-term investments and capital contributions | | - | - |
| II. Cash flows from investing activities | | (40.995) | (91.332) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 01. Increase of share capital from capital contribution and/or from share issuance | | - | - |
| 02. Gain from issuance of long-term valuable papers which have enough conditions to be included into capital and other long-term loans | | - | - |
| 03. Payments for long-term valuable papers which have enough conditions to be included into capital and other long-term loans | | - | - |
| 04. Dividends paid to shareholders and profit shared | | - | - |
| 05. Purchases of treasury stocks | | - | - |
| 06. Gain from sales of treasury stocks | | - | - |
| III. Net cash flows from financing activities | | - | - |
| IV. Net cash flows during the year | | 2.319.440 | (4.918.280) |
| V. Beginning cash and cash equivalents | VII | 20.250.500 | 25.168.780 |
| VI. Adjustment for effects of foreign exchange fluctuation | | - | - |
| VII. Ending cash and cash equivalents | VII | 22.569.940 | 20.250.500 |

Rach Gia, 27 March 2026

Preparer

Controller

Thi Duyen
AccountantVu Dang Xuan Vinh
Chief Accountant

 Approver
Tran Ngoc Minh
Chairman

This statement should be read in conjunction with the Notes to the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

I. GENERAL INFORMATION

1. Establishment, operation, validity period

Kien Long Commercial Joint Stock Bank, formerly known as Kien Long Rural Joint Stock Bank (hereinafter referred to as “the Bank”) has been operating under:

- The Establishment and Operation License No. 0056/NH-GP dated 18 September 1995 issued by the State Bank of Vietnam (SBV) with amendment regarding the charter capital in accordance with Decision No. 3462/QĐ-NHNN dated 15 October 2025 of the SBV;
- The Bank Establishment License No. 1115/GP-UB dated 02 October 1995 issued by the People’s Committee of Kien Giang Province (the People’s Committee of An Giang Province now).

The Bank has been operating under the Business Registration Certificate No. 1700197787, initially registered on 10 October 1995, granted by Kien Giang Province Department of Planning and Investment (An Giang Province Department of Finance now). During its operation course, the Bank’s Business Registration Certificate has been amended several times, and the most recent amendment was made on 24 July 2024.

The Bank’s term of operation is 50 years, starting from 18 September 1995.

The principal business activities of the Bank consist of mobilizing short, medium and long-term deposits from organizations and individuals; granting short, medium and long-term loans to organizations and individuals based on the Bank’s capital resources; conducting foreign exchange transactions, international trade finance services, and discounting commercial papers, bonds, and other valuable papers; performing capital contributions, share acquisition, bond investment, and other banking services as permitted by the SBV.

On 18 December 2025, the Bank received Decision No. 1227/QĐ-SGDHCM from the Ho Chi Minh City Stock Exchange (“HOSE”) regarding the approval for the listing of the Bank’s shares under the stock code KLB.

2. Ownership form

Kien Long Commercial Joint Stock Bank is a commercial joint stock bank.

3. Charter capital

As at 31 December 2025, the Bank’s charter capital is VND 5.821.705 million (as at 31 December 2024: VND 3.652.819 million).

4. Operation network

The Bank’s Head Office is located at No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province. As at 31 December 2025, the Bank has one (01) head office, two (02) representative offices, thirty one (31) branches and one hundred and three (103) transaction offices nation-wide.

5. Structure of the Group

The Group includes the Bank and 1 subsidiary under the control of the Bank.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

The Bank invests in KienLongBank Asset Management Company (a subsidiary) located at 6th Floor, No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province. This subsidiary has been operating in line with the Business Registration Certificate No. 1701452905, initially registered on 12 November 2010, issued by An Giang Province Department of Finance, and the most recent of which dated 02 October 2025. The principal business activities of the subsidiary include consulting, performing business brokerage, leasing real estate, land use rights; managing loans and collateral for loans; valuating collateral and managing collateral files; restructuring loans; buying debts from and selling debts to credit institutions. As at the statement of financial position date, the percentage of benefit and percentage of voting right of the Bank at this subsidiary are 100% (beginning balance: 100%).

6. Headcount

As at the statement of financial position date, the Group's headcount is 3.225 (headcount at the beginning of the year: 3.717).

II. FISCAL YEAR AND ACCOUNTING CURRENCY UNIT

1. Fiscal year

The fiscal year of the Group is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnam Dong (VND). According to Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the SBV, the figures are rounded to million and presented in million Vietnam Dong (million VND) when preparing the Consolidated Financial Statements.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Bank has been applying the Accounting System applicable to credit institutions according to Decision No. 479/2004/QĐ-NHNN dated 29 April 2004 and the Financial Reporting Regime for credit institutions in accordance with Decision No. 16/2007/QĐ-NHNN dated 18 April 2007 (hereinafter referred to as "the Vietnamese Accounting System applicable to credit institutions"), and circulars amending and supplementing these Decisions issued by the SBV.

2. Statement of the compliance with the Accounting Standards and System

The Consolidated Financial Statements have been prepared in accordance with the Vietnamese Accounting Standards, the Vietnamese Accounting System applicable to Credit Institutions in Vietnam and relevant statutory requirements on the preparation and presentation of the Consolidated Financial Statements.

Accordingly, the accompanying Consolidated Financial Statements, including their utilization are not designed for those who are not informed about Vietnamese accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position of the Bank, its consolidated financial performance and its consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

3. Basis of assumptions and uses of estimates

The preparation and presentation of the Consolidated Financial Statements require the Board of Management 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 provision. Therefore, 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 relating items.

4. Changes in accounting policies and disclosures

The accounting policies adopted by the Bank in the preparation of the Consolidated Financial Statements for the current year are consistent with those followed in the preparation of the Consolidated Financial Statements for the previous year, except for the following changes:

Official Letter No. 4848/NHNN/TCKT ("Official Letter 4848") on accounting guidance for letter of credit transactions and other business activities related to letters of credit.

At 11 June 2025, the SBV issued Official Letter 4848 to supplement accounting guidelines for key economic transactions related to Letters of Credit operations and other business activities related to Letters of Credit, as regulated in Circular No. 21/2024/TT-NHNN dated 28 June 2024 ("Circular 21"). These guidelines include instructions on accounting accounts and journal entries for such transactions.

According to the transitional provisions of Official Letter 4848, the Bank is required to convert the balances in its accounting records for economic transactions related to letters of credit that occurred before 01 July 2024, in accordance with the accounting guidance in this Official Letter. The Bank must also disclose in its Consolidated Financial Statements the changes in accounting policy due to the initial application of the new regulations under the Law on Credit Institutions 2024 and Circular 21.

Official Letter 4848 comes into force as at 11 June 2025.

Decree No. 135/2025/NĐ-CP of the Government on the Financial regime applicable to credit institutions, branches of foreign banks, and the financial supervision and evaluation of the efficiency of State capital investment in wholly State-owned credit institutions and State-invested credit institutions ("Decree 135").

At 12 June 2025, the Government issued Decree No. 135, which supplements regulations on the annual financial plan of credit institutions. In which, the profit distribution for credit institutions and foreign bank branches shall be distributed in the following orders:

1. Profit sharing with parties contributing capital in joint arrangements according to signed transactions or contracts (if any).
2. Offsetting previous years' losses that are no longer eligible to be deducted from pre-tax profits in accordance with regulations
3. Appropriation to the charter capital supplementary reserve fund

| | |
|---------------------------------------|-----------------------------|
| <u>Percentage of after-tax profit</u> | <u>Maximum fund balance</u> |
| 10% of after-tax profit | 100% charter capital |
4. Appropriation to the financial reserve fund

| | |
|--|-----------------------------|
| <u>Percentage of after-tax profit</u> | <u>Maximum fund balance</u> |
| 10% of remaining after-tax profit after deducting the amounts specified in Clauses 1, 2, 3 above | Not regulated |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

5. The remaining profit shall be distributed at the discretion of the credit institution or branch of a foreign bank in accordance with its charter, financial regulations, and internal rules.

Decree No. 135 comes into force as at 01 August 2025. The Bank shall distribute profit in compliance with Decree No. 135 on the annual Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Consolidation bases

The Consolidated Financial Statements include the Separate Financial Statements of the Bank and those of its subsidiary. A subsidiary is an enterprise that is controlled by the Bank. The control exists when the Bank has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as at the statement of financial position date should also be taken into consideration.

The financial performance of subsidiary, which is acquired or disposed during the year, is included in the Consolidated Income Statement from the date of acquisition or disposal of investments in this subsidiary.

The Financial Statements of the Bank and those of subsidiary used for consolidation are prepared in the same fiscal year and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Intra-group balances in the Statement of Financial Position and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

2. Foreign currency translation

All transactions of the Group are recorded in original currencies. Monetary items denominated in currencies other than VND are translated into VND at the average of buying and selling spot exchange rate of that currency ("spot exchange rate") ruling at the end of the last working day of the fiscal year if the difference between this spot exchange rate and the weighted average of the buying and selling exchange rates ruling on the last working day of the fiscal year is less than 1%; in case this difference is equal to or greater than 1%, the Bank uses the weighted average of the buying and selling exchange rates ruling on the last working day of the fiscal year. Non-monetary items denominated in currencies other than VND are translated to VND at the spot exchange rates ruling on the transaction dates.

Income and expenses in foreign currencies are translated into VND at the average of the buying and selling exchange rates ruling on the transaction dates.

Foreign exchange differences arising from monthly translation of monetary assets and liabilities are recognized in the "Foreign exchange differences" account in equity caption and then transferred to the Consolidated Income Statement at the end of the annual accounting period.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Translation exchange rate:

| Foreign currency | Ending balance | Beginning balance |
|------------------|----------------|-------------------|
| AUD | 17.601 | 15.880 |
| CAD | 19.191 | 17.701 |
| CHF | 33.192 | 28.259 |
| EUR | 30.867 | 26.581 |
| GBP | 35.385 | 32.069 |
| JPY | 168,40 | 161,51 |
| KRW | 18,25 | 17,30 |
| NZD | 15.207 | 15.490 |
| SGD | 20.465 | 18.763 |
| THB | 836 | 749 |
| USD | 26.248 | 25.320 |

3. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits at the SBV, deposits at and loans to other credit institutions with original term to maturity of not more than three months, that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

4. Deposits at and loans to other credit institutions

Deposits at other credit institutions include demand deposits, deposits at local credit institutions, branches of overseas banks with original maturity of less than three months and deposits at overseas credit institutions. Loans to other credit institutions are loans with original terms to maturity not exceeding one year.

Deposits at local credit institutions, branches of overseas banks excluding deposits for payment and deposits at overseas credit institutions are stated at the outstanding amount less provision for credit losses.

The Bank classifies debts and recognizes specific provisions for term deposits with, and loans to, other credit institutions in accordance with the methodology described in Note IV.6.

According to regulations of the above-mentioned documents, the Bank is not required to make general provision for term deposits and loans to other credit institutions.

5. Loans to customers

Loans are recognized when the loan agreement or loan receipt commitment is signed by the Bank and customer and the loan amount is released to customer by the Bank. Loans to customers are presented at the principal amounts outstanding less any provision made for loans to customers.

Loans are given to entities under such forms as loans by installments, loans according to credit lines, project loans, etc.

Collateral is mainly mortgage and pledge of assets in addition to trust receipts.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

6. Debt classification; level and method for making provision for credit losses

Debt classification

The Bank applied quantitative method as regulated under Article 10 of Circular No. 31/2024/TT-NHNN dated 30 June 2024 (“Circular 31”) on classification of assets in the operations of commercial banks, non-bank credit institutions, and foreign bank branches, for: term deposits; loans to other credit institutions; loans to customers;... debts arising from deferred payment L/Cs containing a provision that the beneficiary is entitled to receive sight payment or advanced payment before the L/C due date, and L/C reimbursement in the form of an agreement with the customer to make payment using the reimbursing bank’s funds from the date on which the reimbursing bank pays the beneficiary; L/C payment by negotiation; and outright purchase without recourse of sets of documents presented under L/Cs, except where a credit institution or foreign bank branch buys outright a set of documents presented under an L/C which it issued (collectively called “debts”).

Where a customer owes more than one debt to the Bank, and has any of its debts transferred to a higher risk group of debts, the Bank is obliged to classify the remaining debts of such customer into the group of debts with higher risk corresponding with their level of risk.

The Bank has used the result of the loan classification provided by the Credit Information Center (“CIC”) to adjust its classifications of debts and off-statement of financial position commitments. Where the Bank classifies its customer loans to a lower risk group of debt compared to the classification provided by CIC, the Bank has to reclassify the loans into the higher risk group according to CIC classifications.

Where the Bank participates in a syndicated loan not being as the lead bank, the Bank reclassifies all debts (including the outstanding syndicated loan) of the customer into a higher risk group of debt as decided by the lead bank and by participating banks.

The Bank performs monthly debt classification based on the outstanding principal balance as at the last day of each month, in accordance with Circular 31. Provisions for credit losses are recognized in accordance with Decree No. 86/2024/ND-CP dated 11 July 2024 (“Decree 86”), which sets out the amounts, methods for making and using provisions for risks arising from the operations of credit institutions and foreign bank branches, as well as cases in which credit institutions allocate forgivable interest. Specific provisions are determined as follows:

| Group | | Loan classification using the quantitative method | Provision rate |
|-------|-----------------|---|----------------|
| 1 | Current | (a) Unmatured debts rated likely to be fully recovered in terms of both principal and interest by due dates; or (b) Debts overdue less than 10 days and assessed likely to be fully recovered of delinquent principal and interest, and to be fully recovered of principal and interest by due dates. (c) Debts classified group 1 as provided in Clause 2, Article 10 of Circular 31. | 0% |
| 2 | Special Mention | (a) Debts are overdue for a period between 10 days and 90 days; or (b) Debts with first-time adjusted repayment terms that are unmaturred. (c) Debts are classified into group 2 as provided in Clause 2, Clause 3, Article 10 of Circular 31. | 5% |
| 3 | Sub-standard | (a) Debts which are from 91 days to 180 days overdue; or (b) Debts with first-time extended repayment terms that are unmaturred; or (c) Debts on which interest is exempted or reduced due to the borrower's inability to pay in full as agreed upon; or (d) Debts falling in one of the following cases that have not yet been recovered within less than 30 days from the effective dates of recovery decisions: - Those violating provisions laid down in clause 1, 3, 4, 5 and 6 of Article 134 in the Law on Credit Institutions; or | 20% |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

| Group | | Loan classification using the quantitative method | Provision rate |
|-------|----------|---|----------------|
| | | <ul style="list-style-type: none"> - Those violating provisions laid down in clause 1, 2, 3 and 4 of Article 135 in the Law on Credit Institutions; or - Those violating provisions laid down in clause 1, 2, 5 and 9 of Article 136 in the Law on Credit Institutions. (e) Debts that are within recovery period under regulatory inspection conclusions; or (f) Debts are classified into group 3 as provided in Clause 2, Clause 3, Article 10 of Circular 31; or (g) Debts that are required to be recovered according to banks' or non-banking credit institutions' decision on early recovery due to customers' breach of agreements but have not yet been recovered for a period of less than 30 days from the issuance date of the decision; or (h) Debts that are required to be classified into group 3 according to the provisions of Clause 4, Article 8 of Circular 31. | |
| 4 | Doubtful | <ul style="list-style-type: none"> (a) Debts are from 181 days to 360 days overdue; or (b) Debts with first-time rescheduled repayment terms that are up to 90 days past due from the first-time rescheduled maturity dates; or (c) Debts with second-time rescheduled repayment terms that are unmatured; 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 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 (f) Debts are classified into group 4 as provided in Clause 2, Clause 3, Article 10 of Circular 31; or (g) Debts that are required to be recovered according to banks' or non-banking credit institutions' decision on early recovery due to customers' breach of agreements but have not yet been recovered for a period from 30 days to 60 days from the issuance date of the decision; or Debts that are required to be classified into group 4 according to the provisions of Clause 4, Article 8 of Circular 31. | 50% |
| 5 | Loss | <ul style="list-style-type: none"> (a) Debts are overdue for a period of more than 360 days; or (b) Debts 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 which the repayment terms are restructured for the second time but still overdue under that second restructured repayment term; or (d) Debts 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 Sub-standard debts 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 that are required to be recovered according to a decision on early recovery 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 customers that are credit institutions announced by the SBV to be placed under special control, or that are foreign bank branches whose capital and assets have been frozen. | 100% |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Specific provision for credit losses

According to the provisions of Decree 86, specific provision for credit losses for debts at the end of each month are appropriated based on the provision rates corresponding to the results of debt classification and principal balance minus the discounted value of the collateral at the last day of the month. Specific provision as at the statement of financial position date is made based on the principal balance less discounted value of collateral multiplied by provision rates which are determined based on the loan classification results as at that date.

The maximum value and deduction rate of collateral are determined in accordance with the provisions of Decree 86, whereby each type of collateral has a certain maximum deduction rate for the purpose of calculating risk provision.

The collateral to be deducted when calculating the specific provision must meet the following conditions:

- a) The Bank has the right to dispose of the collateral according to the guarantee contract and the provisions of law when the customer fails to fulfil its obligations as agreed;
- b) The expected disposal period for the collateral shall not exceed 01 (one) year for non-real estate collateral and not exceed 02 (two) years for real estate collateral, from the date the Bank has the right to dispose of the collateral;
- c) The collateral must comply with the provisions of the law on secured transactions and other relevant laws; and
- d) If the collateral does not meet the conditions specified in points a, b, and c above, the deductible value of that collateral shall be considered to be 0 (zero).

The specific provision is additionally made in accordance with legal documents regulating debt restructure, exemption or reduction of interest and fees, retention of debt category by credit institutions and foreign bank branches to assist difficult customers.

General provision

According to Decree 86, a general provision is made at 0,75% of the outstanding balance of loans to customers at the end of each month, excluding the loans to customers which are classified as loss.

Bad debts written off

Provision are recognized as an expense on the Consolidated Income Statement and used to write-off bad debts. The Bank establishes a Risk Handling Committee to deal with bad debts if they are classified in Group 5 or if the borrower is a dissolved, bankrupt organization or individual who is dead or missing.

Debts written-off against provision are recorded as in an appropriate off-statement of financial position account for monitoring and collection purpose. The amount recovered from the debts previously written-off are recognized in the Consolidated Income Statement upon receipt.

Debt purchase, sale

Debt purchase and sale of the Bank are recorded in accordance with Circular 09/2015/TT-NHNN dated 17 July 2015 ("Circular 09") amended and supplemented by Circular 18/2022/TT-NHNN dated 26 December 2022 ("Circular 18") issued by the SBV regulating debt purchase and sale by credit institutions, foreign bank branches:

- Book value of a purchased and sold debt includes the book value of debt principal and interest and other debt-related financial obligations (if any) by the time of debt purchase and sale for the debt accounted on the statement of financial position or off the statement of financial position; or the book value being monitored at the time of being removed off the statement of financial position or at the time of debt purchase and sale for the debt being removed off the Consolidated Statement of Financial Position.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

- Debt purchase and sale price means a sum of money to be paid by a debt purchaser to a debt seller under a debt purchase and sale contract.

Debt purchase

Debts purchased are recorded on the statement of financial position of the Bank at the price stated in debt purchase contract and monitoring principles and interest of purchased debts off statement of financial position. In case the Bank receives interest on a debt including interest before the Bank purchased the debt, the Bank shall allocate the interest amount according to the following principles: reduce the value of the purchased debt by the interest amount before the purchase and record as income the interest amount of the period after the Bank purchased the debt.

For the purchased debts, the Bank classifies the paid amount into a group with a risk level not lower than previous debt group that was classified before purchase. Debt classification and provision for debt purchases are made similarly to loans to other customers according to method described in the above mentioned Note.

Debt sale

Revenue and expense from selling debts are recorded in accordance with Circular 09 and Circular 18. According to Circular 09, the difference between the debt purchase, sale price and debt seller's book value is handled as follows:

- For the debts being recorded on the statement of financial position:
 - If the debt sale price is higher than the book value of the debt, the difference shall be accounted as income of the Bank during the year.
 - If the debt sale price is lower than the value of the debt, the difference shall be offset with the compensation paid by an individual or an organization (in case such individual or organization is identified to have caused the damage and must pay compensation under regulations), the insurance sum paid by the insurer or the risk provision already set aside from expenses during the year.
- For the debt accounted off the statement of financial position or debt left off the Consolidated Statement of Financial Position, the debt sale proceeds shall be accounted as other income of the Bank.

For debts sold but not yet fully collected, the Bank classifies the outstanding amount from the debt buyer into the debt category at the most recent debt classification before the sale. Based on the term, maturity, and other information in the credit agreement signed with the customer whose debt was sold, the Bank further classifies the outstanding amount from the debt sale to calculate the provision using the method presented in the above mentioned Note.

Off-statement of financial position commitments

Off-statement of financial position commitments include guarantees, foreign exchange commitments and L/C commitments.

All outstanding debts and value of off-statement of financial position commitments of one customer at a credit institution, foreign bank branch shall be classified into one debt group. For customer who has two debts and over and/or off-statement of financial position commitments at a credit institution, foreign bank branch and any one debt of them is classified in the group of higher risk than other debts or off-statement of financial position commitments, the credit institution, foreign bank branch shall classify the other debts or off-statement of financial position commitments of the customer in the group of highest risk level.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

The classification of off-statement of financial position commitments is conducted solely for management, supervision of credit granting quality in accordance with the same accounting policy applied to loans to customers as described in the above mentioned Note. Unless the Bank has performed its payment obligation on other's behalf under the guarantee contracts, the classification of payment on other's behalf and provision therefor are in accordance with the same accounting policy applied to loans to customers as described in the above mentioned Note.

In accordance with Circular 31 and Decree 86, the Bank is not required to make provision for off-statement of financial position commitments.

7. Investment securities

Investment securities include available-for-sale investment securities and held-to-maturity investment securities. The Bank classifies investment securities at the time of acquisition as available-for-sale investment securities or held-to-maturity investment securities. In accordance with Official Letter No. 2601/NHNN-TCKT dated 14 April 2009 issued by the SBV, for investment securities, the Bank is allowed to reclassify maximum once after the initial classification at the time of acquisition.

Available-for-sale investment securities

Available-for-sale investment securities include debt securities that the Bank holds for an indefinite period and may sell at any time. Available-for-sale investment securities are recognized on the date when the Bank becomes a party to the contractual terms of these securities.

Debt securities are initially recognized at cost which include purchase cost plus directly attributable costs such as brokerage fee, transaction fees or information fees (if any). Accrued interest (for debt securities with interest payment in arrears) and deferred interest (for debt securities with interest payment in advance) is recognized in separate accounts. 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.

Subsequently, these securities are recorded at amortized cost affected by premium/discount amortization less provision for investment securities including provision for credit risks and provision for diminution in the value of securities. The interest received in arrears is recorded as follows: Cumulative interest incurred before the purchase date is recorded as a decrease in the accrued interest; cumulative interest incurred after the purchase date is recognized as income based on the accumulated method. The interest received in advance is amortized into the securities investment interest income on a straight-line basis over the terms of the securities investment.

Available-for-sale listed debt securities are recorded at cost less provision for diminution in the value of securities by referring to the latest transaction at the Stock Exchange within 10 days of the end of the year. In case there are no transactions within 10 days from the end of the year, the Bank shall not make provisions for these securities. The bank made no provision for Government bond, Government guaranteed bond, Local authority bond classified as investment securities. Provision is recognized in the "Net gain/(loss) from investment securities and long-term investments" of the Consolidated Income Statement.

Available-for-sale unlisted corporate securities (including bonds issued by other credit institutions) are recorded at cost less provision for credit losses according to the method described in Note IV.6.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Held-to-maturity investment securities

Held-to-maturity investment securities are debt securities with fixed maturities and fixed or determinable payments, where the Bank has positive intention and ability to hold until maturity. In case the securities are sold before the maturity date, the remaining portfolio of these securities will be reclassified to appropriate account before the time of sale.

Held-to-maturity investment securities are recorded and measured similarly to debt securities available-for-sale as presented at Note regarding Available-for-sale investment securities.

8. Tangible fixed assets

Tangible fixed assets are presented at historical costs less accumulated depreciation. Historical costs of tangible fixed assets comprise all costs incurred by the Group to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs are added to historical costs of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Group. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the year.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

| <u>Fixed assets</u> | <u>Years</u> |
|--------------------------|--------------|
| Buildings and structures | 5 – 50 |
| Machinery and equipment | 5 – 15 |
| Motor vehicles | 6 – 10 |
| Office equipment | 3 – 8 |
| Other fixed assets | 5 – 10 |

9. Intangible fixed assets

Intangible fixed assets are presented at initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all costs incurred by the Group to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs relevant to intangible fixed assets are recognized as operation costs during the year in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial costs and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

The Group's intangible fixed assets include:

Land use right

Land use right includes all the actual expenses paid by the Group directly related to the land being used such as expenses to obtain the land use right, registration fees, etc. The land use right is amortized in accordance with the straight-line method over the land using period (i.e. 36 - 49 years); if the land use right is permanent, it is not amortized.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Computer software

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Group until the date the software is put into use. The computer software is amortized in accordance with the straight-line method from 3 to 8 years.

10. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Bank's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

11. Other assets

Receivables classified as credit risk-bearing assets

Receivables classified as credit risk-bearing assets are recognized at cost deducting credit risk provision and classified and provided for by the Bank in accordance with method described in Note IV.6.

Other assets

Other assets, except for receivables from credit activities, are stated at cost less provision for credit losses on other assets.

Provision for losses on other assets is made based on the overdue status of debts or based on anticipated losses on undue debts which may occurred when an economic organization is bankrupted or liquidated or debtor is missing, running away, being prosecuted, in prison, under a trial or pending execution of sentences or deceased. Provision made is recognized as operating expense during the year.

For overdue debts, the Bank makes provision for credit losses using the provision rate that is applied for overdue period in accordance with Circular No. 48/2019/TT-BTC dated 08 August 2019 of the Ministry of Finance on the basis of the debt age or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue from 3 years or more.
- As for doubtful debts: Provision is made on the basis of the estimated loss.

Increases/(decreases) in the obligatory provision for doubtful debts are recorded into operating expenses in the Consolidated Income Statement.

12. Liabilities

Liabilities including borrowings from the Government and the SBV, deposits and borrowings from other credit institutions, deposits from customers and other liabilities are presented at their costs.

13. Provisions for payables

Provisions are recorded when the Group has present obligations (legal or constructive) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

If time causes material effects, the provisions will be determined by deducting the amount to be spent in future to settle the liability at the pre-tax discount rate that reflects the assessments of the time value of money and the specific risks from this liability in the current market.

14. Derivatives

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

Currency forward contracts

The forwards contracts are recorded at nominal value at the transaction date and are revalued at effective exchange rate at the reporting date and are stated at net value in the Consolidated Statement of Financial Position. Differences upon revaluation at the end of the period are recognized in the “Foreign exchange differences” account in the Consolidated Statement of Financial Position and are transferred to the Consolidated Income Statement at the end of the annual accounting period or upon maturity when maturity date before the end date of annual accounting period. Differences between the amounts in VND of the foreign currency amounts which are committed to buy/sell at forward rate and spot rate are recognized in the Consolidated Income Statement on a straight-line basis over the term of the contracts.

Currency swap contracts

The currency swap contracts are commitments to buy or sell the same amount of foreign currency (only two currencies are used in the transaction) with the same partner, in which there is a transaction with the spot payment term and a transaction with a payment period determined in the future and the rate of the two transactions is determined at the time of determination of spot transaction. Premiums/discounts arising from the difference of the spot exchange rate at the effective date of the contracts and the forward exchange rate will be recognized immediately on the effective date of the contracts as an asset if they are positive or as a liability if they are negative in the Consolidated Statement of Financial Position. This difference is amortized to the Consolidated Income Statement on a straight-line basis over the term of the swap contracts.

Interest rate swap contracts

Interest rate swap contracts are commitments to settle the interest amount based on floating or fixed interest rates over the notional principal amounts. The contract value in basic interest rate swap contracts of the same currency is recognized as off-consolidated statement of financial position items. Income earned and expenses incurred on nominal principal amounts are recognized in the Consolidated Income Statement on an accrual basis.

15. Owner's equity and funds

Charter capital

Ordinary shares are classified as owner's equity. Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from owner's equity.

Treasury shares

When a share capital in the owner's equity is redeemed, the amount payable including the expenses related to the transaction is recorded as treasury shares and a corresponding decrease in owner's equity then is recognized. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in “Share premiums”.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Reserves

At 12 June 2025, the Government issued Decree No. 135, which supplements regulations on the annual financial plan of credit institutions. In which, the profit distribution for credit institutions and foreign bank branches shall be distributed in the following orders:

1. Profit sharing with investors in joint arrangements according to signed transactions or contracts (if any).
2. Offsetting previous years' losses that are no longer eligible for deduction from pre-tax profits in accordance with regulations
3. Appropriation to the charter capital supplementary reserve fund

| <u>Percentage of after-tax profit</u> | <u>Maximum fund balance</u> |
|---------------------------------------|-----------------------------|
| 10% of after-tax profit | 100% charter capital |
4. Appropriation to the financial reserve fund

| <u>Percentage of after-tax profit</u> | <u>Maximum fund balance</u> |
|---|-----------------------------|
| 10% of remaining after-tax profit after deductions for amounts specified in Clauses 1, 2, 3 above | Not regulated |
5. The remaining profit shall be distributed at the discretion of the credit institution or branch of a foreign bank in accordance with its charter, financial regulations, and internal rules.

The reserve to supplement charter capital is to supplement the Group's charter capital.

The purpose of financial reserve is:

- to compensate the unrecoverable losses, damages of assets or liabilities during the Group's course of business;
- to compensate the Group's losses according to Decision of the General Meeting of Shareholders.

Financial reserves and reserve to supplement charter capital are non-distributable and are classified as part of owner's equity.

Other equity 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 the laws and are allowed to distribute fully.

Bonus and welfare funds

Bonus and welfare funds are not required by laws, are appropriated from profit after tax and are fully distributable, and are used primarily to make payments to the Group's employees. Bonus and welfare funds are recognized in the Group's liabilities.

16. Off-consolidated statement of financial position items

From time to time, the Group has outstanding commitments to grant credit. These commitments take the form of approved loans and overdraft facilities. The Group also provides financial guarantees and letters of credit to guarantee the performance of customers to third parties. The contingent liabilities and commitments may expire without being advanced in whole or in part. Therefore, the amounts do not represent a firm commitment of future cash flows.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

17. Interest income, interest expenses and cessation of estimated interest receivable

Interest income is recognized in the Consolidated Income Statement on the accrual basis, except for interest income from debts classified in Group 2 to Group 5 and debts classified in Group 1 (Current) resulting from implementation of special policies of the State being recognized in the Consolidated Income Statement upon receipt.

When debts classified as Current resulting from implementation of special policies of the State, their interest income incurring during the year is not recorded as income but recorded in the off-statement of financial position. Interest income from these debts is recognized in the Consolidated Income Statement upon receipt.

Interest from deposits, from investments in bonds and debentures, etc., is the amounts of interest receivable during the year.

Payments for interest on loans and deposits are recorded on the basis of estimates.

18. Income from service provisions

Income from service provisions consists of fees received from settlement services, cashier services and other services. Income received from settlement services, cashier services and other services is recognized upon receipt.

19. Recognition of uncollectible receivables

According to Law on Credit Institution No. 32/2024/QH15 dated 18 January 2024 issued by National Assembly, receivables from uncollectible accrued income at the due date are recorded as reduction in revenue if the income has been accrued in the same year or recorded as expense if the income has been accrued in different years and monitored in off-statement of financial position. Upon actual receipt of these receivables, the Bank would recognize to income on the Consolidated Income Statement.

20. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. Assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Carrying values of deferred corporate income tax assets are considered as at the statement of financial position date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as at the statement of financial position date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the period when the assets are recovered or the liabilities are settled based on the effective tax rates as at the statement of financial position date. Deferred income tax is recognized in the Consolidated Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Group shall offset deferred tax assets and deferred tax liabilities if:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; an
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

21. Segment reporting

A segment is a separate unit of the Bank which participates in providing relevant products and services (segments categorized by business sectors) or providing products and services in a certain economic environment (segments categorized by geographical regions). Each segment bears unique risks and gains different benefits. The fundamental segment report form of the Bank is based on geographical regions.

22. Offsetting

Financial assets and financial liabilities are offsets and the net amount is reported in the Consolidated Statement of Financial Position 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 assets and settle the liabilities simultaneously.

23. Related parties

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Bank. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Bank that gives them significant influence over the Bank, key management personnel, including members of Board of Directors, members of Board of Management, members of Supervisory Board and close family members of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION****1. Cash on hand, gold and gemstones**

| | Ending balance | Beginning balance |
|------------------------------------|-----------------------|--------------------------|
| Cash on hand in VND | 578.881 | 517.848 |
| Cash on hand in foreign currencies | 23.258 | 20.562 |
| Total | 602.139 | 538.410 |

2. Deposits at the SBV

| | Ending balance | Beginning balance |
|--------------------------------|-----------------------|--------------------------|
| Deposits in VND | 4.889.104 | 4.202.344 |
| Deposits in foreign currencies | 913.897 | 5.142 |
| Total | 5.803.001 | 4.207.486 |

Balances with the SBV include compulsory reserves and current account.

In accordance with regulations of the SBV, the Bank must maintain a certain reserve with the SBV in form of compulsory reserves. The average monthly compulsory reserves must not be lower than preceding month's average deposit balance multiplied by the respective compulsory reserve ratio. Compulsory reserve ratios as the reporting date were as follows:

- Demand deposits and less-than-12-month deposits: 3% for VND, 8% for foreign currencies.
- 12-month-or-more deposits: 1% for VND, 6% for foreign currencies.
- Overseas deposits: 1% for foreign currencies.

3. Deposits at other credit institutions

| | Ending balance | Beginning balance |
|--------------------|-----------------------|--------------------------|
| Demand deposits | 5.326.752 | 3.587.259 |
| VND | 5.135.536 | 3.059.725 |
| Foreign currencies | 191.216 | 527.534 |
| Term deposits | 10.838.048 | 11.917.345 |
| VND | 10.444.320 | 9.385.345 |
| Foreign currencies | 393.728 | 2.532.000 |
| Total | 16.164.800 | 15.504.604 |

Deposit portfolio by debt groups

As at 31 December 2025 and 31 December 2024, all deposits at other credit institutions are classified in Group 1 - Current.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**4. Loans to customers**

This item reflects the loans to domestic economic entities and individuals.

Loan portfolio by debt groups*(presented in accordance with Circular 31, Decree 86 and adjusted according to CIC)*

| | Ending balance | Beginning balance |
|-----------------|-----------------------|--------------------------|
| Current | 69.418.870 | 59.353.660 |
| Special mention | 834.107 | 837.674 |
| Substandard | 239.102 | 231.594 |
| Doubtful | 470.205 | 170.332 |
| Loss | 625.418 | 838.649 |
| Total | 71.587.702 | 61.431.909 |

Loan portfolio by terms

| | Ending balance | Beginning balance |
|-------------------|-----------------------|--------------------------|
| Short-term debts | 37.632.322 | 38.555.215 |
| Medium-term debts | 26.907.503 | 19.621.779 |
| Long-term debts | 7.047.877 | 3.254.915 |
| Total | 71.587.702 | 61.431.909 |

Loan portfolio by type of borrowers and type of businesses

| | Ending balance | Beginning balance |
|--------------------------------------|-----------------------|--------------------------|
| Limited liability companies | 51.878.228 | 42.429.072 |
| Joint stock companies | 4.170.706 | 4.909.251 |
| Household businesses and individuals | 15.538.768 | 14.093.586 |
| Total | 71.587.702 | 61.431.909 |

Loan portfolio by business sector of customers

| | Ending balance | Beginning balance |
|---|-----------------------|--------------------------|
| Production of materials products and self-consumption services of households | 7.375.639 | 3.921.624 |
| Agriculture, forestry and aquaculture | 4.117.099 | 4.712.515 |
| Other service activities | 870.647 | 12.418.593 |
| Banking, finance and insurance services | 8.883 | - |
| Real estate | 7.762.567 | 9.108.693 |
| Wholesale and retail; repair of automobiles, motorcycles, and other vehicles with engines | 16.602.676 | 13.209.112 |
| Construction | 32.896.189 | 17.515.810 |
| Transportation and warehousing | 24.306 | 11.070 |
| Manufacturing and processing industry | 611.690 | 309.705 |
| Accommodation and catering services | 1.161.757 | 121.637 |
| Health care and social relief activities | 32.562 | 28.722 |
| Information and media | 3.194 | 3.862 |
| Education and training | 31.709 | 30.030 |
| Electricity, gas, hot water and steam producing and distribution and air conditioning | 552 | 3.628 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|---|-----------------------|--------------------------|
| Art and entertainment | 19.248 | 3.240 |
| Extractive industry | 11.466 | 8.596 |
| Administrative activities and supporting services | 39.784 | 10.196 |
| Profession, science and technology | 10.440 | 1.782 |
| Water supply, waste and wastewater management and treatment | 7.294 | 13.094 |
| Total | 71.587.702 | 61.431.909 |

5. Provision for loans to customers*Changes (increase/decrease) in provision for credit risk*

| | <u>General provision</u> | <u>Specific provision</u> | <u>Total</u> |
|--|--------------------------|---------------------------|--------------------|
| Current year | | | |
| Beginning balance of the current year | (454.450) | (525.897) | (980.347) |
| Provision made in the current year | (77.766) | (745.963) | (823.729) |
| Provision utilized in the current year | - | 629.866 | 629.866 |
| Ending balance of the current year | (532.216) | (641.994) | (1.174.210) |
| Previous year | | | |
| Beginning balance of the previous year | (364.535) | (258.698) | (623.233) |
| Provision made in the previous year | (89.915) | (733.033) | (822.948) |
| Provision utilized in the previous year | - | 465.834 | 465.834 |
| Ending balance of the previous year | (454.450) | (525.897) | (980.347) |

Details of provision balance

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|--------------------|-----------------------|--------------------------|
| General provision | (532.216) | (454.450) |
| Specific provision | (641.994) | (525.897) |
| Total | (1.174.210) | (980.347) |

6. Investment securities

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|---|-----------------------|--------------------------|
| <i>Available-for-sale investment securities</i> | | |
| <i>Debt securities</i> | | |
| - Government bonds | 1.343.760 | 1.298.447 |
| Total available-for-sale investment securities | 1.343.760 | 1.298.447 |
| <i>Held-to-maturity investment securities</i> | | |
| <i>Debt securities</i> | | |
| - Government bonds | 1.669.561 | 1.675.515 |
| Held-to-maturity investment securities | 1.669.561 | 1.675.515 |
| Total investment securities | 3.013.321 | 2.973.962 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

This item reflects listed Government bonds in VND with the term from 10 to 20 years and at the interest rates ranging from 2,1%/year to 5,9%/year. In which, Government bonds including those with total nominal value amounting to VND 75.000 million (beginning balance: VND 75.000 million) have been pledged by the Bank to the SBV as security for open market transactions, clearing limit and net debit limit (see Note No. IX.5).

7. Tangible fixed assets

| | Buildings and structures | Machinery and equipment | Motor vehicles | Office equipment | Other fixed assets | Total |
|---|---|--|---------------------------|-----------------------------|-------------------------------|------------------|
| Historical costs | | | | | | |
| Beginning balance | 728.825 | 83.392 | 152.027 | 184.302 | 22.905 | 1.171.451 |
| Acquisition during the year | 69 | 961 | 148 | 883 | 409 | 2.470 |
| Completed constructions | - | - | 23.878 | 17.550 | - | 41.428 |
| Liquidation, disposal | (188) | (873) | (5.617) | (230) | - | (6.908) |
| Ending balance | 728.706 | 83.480 | 170.436 | 202.505 | 23.314 | 1.208.441 |
| <i>In which:</i> | | | | | | |
| Assets fully depreciated but still in use | 12.040 | 16.565 | 79.121 | 101.209 | 10.460 | 219.395 |
| Depreciation | | | | | | |
| Beginning balance | 245.354 | 53.168 | 113.898 | 120.317 | 15.622 | 548.359 |
| Depreciation during the year | 27.772 | 6.066 | 8.610 | 11.814 | 889 | 55.151 |
| Liquidation, disposal | (188) | (873) | (5.617) | (230) | - | (6.908) |
| Ending balance | 272.938 | 58.361 | 116.891 | 131.901 | 16.511 | 596.602 |
| Carrying value | | | | | | |
| Beginning balance | 483.471 | 30.224 | 38.129 | 63.985 | 7.283 | 623.092 |
| Ending balance | 455.768 | 25.119 | 53.545 | 70.604 | 6.803 | 611.839 |
| <i>In which:</i> | | | | | | |
| Assets temporarily not in use | - | - | - | - | - | - |
| Assets waiting for liquidation | - | - | - | - | - | - |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**8. Intangible fixed assets**

| | Land use right | Computer software | Other fixed assets | Total |
|---|---------------------------|------------------------------|-----------------------------------|----------------|
| Initial costs | | | | |
| Beginning balance | 686.287 | 227.825 | 20.014 | 934.126 |
| Transfer from acquisition, construction- in-progress | - | 2.000 | - | 2.000 |
| Ending balance | 686.287 | 229.825 | 20.014 | 936.126 |
| <i>In which:</i> | | | | |
| Assets fully amortized but still in use | - | 78.421 | 17.568 | 95.989 |
| Amortization | | | | |
| Beginning balance | 14.163 | 109.399 | 18.695 | 142.257 |
| Amortization during the year | 1.840 | 20.634 | 1.022 | 23.496 |
| Ending balance | 16.003 | 130.033 | 19.717 | 165.753 |
| Carrying value | | | | |
| Beginning balance | 672.124 | 118.426 | 1.319 | 791.869 |
| Ending balance | 670.284 | 99.792 | 297 | 770.373 |
| <i>In which:</i> | | | | |
| Assets temporarily not in use | - | - | - | - |
| Assets waiting for liquidation | - | - | - | - |

9. Receivables

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Acquisition of fixed assets and construction in progress (i) | 82.237 | 11.145 |
| Receivables from the SBV under interest subsidy program | 3.822 | 3.943 |
| Deposits for office and asset lease and advances for contracts | 47.435 | 33.683 |
| Receivables from warehouse and office rentals | 3.111 | 3.459 |
| Advances for operating activities | 3.277 | 2.273 |
| Input value added tax | 586 | 586 |
| Receivables from credit card operations | 160.481 | 134.167 |
| Receivables from Banknet operations | 656.625 | 964.200 |
| Receivables from buyout transactions without recourse to the documents under the letter of credit | 2.240.000 | 4.000.000 |
| Deposits at international payment institutions | 42.804 | 35.902 |
| Other receivables | 122.290 | 101.510 |
| Total | 3.364.338 | 5.290.868 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

(i) Details of advances for acquisition of fixed assets and construction in progress are as follows:

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|-------------------------|-----------------------|--------------------------|
| Buildings | 81.739 | 4.125 |
| Machinery and equipment | 489 | 7.020 |
| Computer software | 9 | - |
| Total | 82.237 | 11.145 |

10. Interest and fees receivable

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|--|-----------------------|--------------------------|
| Interest income from deposits | 2.749 | 28.982 |
| Interest income from investments in securities | 24.054 | 22.897 |
| Interest income from credit activities | 1.656.153 | 1.301.275 |
| Interest income from financial derivatives | 123.343 | 40.239 |
| Total | 1.806.299 | 1.393.393 |

11. Other assets

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|---|-----------------------|--------------------------|
| Expenses to be allocated | 483.061 | 315.602 |
| Supplies | 12.616 | 12.438 |
| Foreclosed assets of which ownership was transferred to the Bank and being awaited settlement | 117.460 | 117.460 |
| Other assets | 45.335 | 54.878 |
| Total | 658.472 | 500.378 |

12. Provisions for risks from other assets

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|---|-----------------------|--------------------------|
| Provisions for risks from foreclosed assets | (66.242) | (42.494) |
| Provisions for doubtful debts | (63.675) | (56.862) |
| Total | (129.917) | (99.356) |

Movements in provisions for risks from other assets are as follows:

| | <u>Current year</u> | <u>Previous year</u> |
|-----------------------|---------------------|----------------------|
| Beginning balance | (99.356) | (29.304) |
| Provision made | (30.561) | (70.052) |
| Ending balance | (129.917) | (99.356) |

13. Deposits and borrowings from other credit institutions

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|--|-----------------------|--------------------------|
| <i>Deposits from other credit institutions</i> | <i>15.867.227</i> | <i>15.117.285</i> |
| Demand deposits | 5.029.149 | 3.025.715 |
| <i>In VND</i> | <i>5.029.149</i> | <i>3.025.715</i> |
| Term deposits | 10.838.078 | 12.091.570 |
| <i>In VND</i> | <i>10.444.350</i> | <i>9.382.330</i> |
| <i>In foreign currencies</i> | <i>393.728</i> | <i>2.709.240</i> |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

| | Ending balance | Beginning balance |
|---|-----------------------|--------------------------|
| <i>Borrowings from other credit institutions</i> | 8.210 | 8.262 |
| Borrowings from other credit institutions in VND | 7.602 | 7.601 |
| Borrowings from other credit institutions in foreign currencies | 608 | 661 |
| Total | 15.875.437 | 15.125.547 |

14. Deposits from customers

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Demand deposits | 5.840.326 | 4.076.478 |
| <i>In VND</i> | 5.830.197 | 4.068.343 |
| <i>In foreign currencies</i> | 10.129 | 8.135 |
| Term deposits | 1.530.916 | 2.043.515 |
| <i>In VND</i> | 1.530.916 | 2.043.515 |
| Saving deposits | 64.630.583 | 57.392.005 |
| <i>Current saving deposits in VND</i> | 16.546 | 11.527 |
| <i>Current saving deposits in foreign currencies</i> | 4.074 | 3.662 |
| <i>Term saving deposits in VND</i> | 64.559.083 | 57.335.634 |
| <i>Term saving deposits in foreign currencies</i> | 50.880 | 41.182 |
| Marginal deposits | 8.584 | 9.496 |
| <i>In VND</i> | 8.584 | 9.496 |
| Total | 72.010.409 | 63.521.494 |

Deposits from customers by type of customers and type of businesses are as follows:

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| <i>Deposits from economic entities</i> | 4.225.025 | 3.484.625 |
| Joint stock companies | 2.897.610 | 1.538.298 |
| Limited liability companies | 670.292 | 868.050 |
| Private companies | 5.550 | 1.519 |
| Others | 651.573 | 1.076.758 |
| <i>Deposits from individuals</i> | 67.785.384 | 60.036.869 |
| Total | 72.010.409 | 63.521.494 |

15. Financial derivatives and other financial liabilities

| | Total contract value (at foreign exchange rate as at the contract date) | Total carrying value (at foreign exchange rate as at the statement of financial position date) | |
|----------------------------|--|---|--------------------|
| | | Assets | Liabilities |
| Ending balance | | | |
| Currency swap contracts | 6.096.401 | 268.551 | - |
| Currency forward contracts | 3.876.300 | - | 44.019 |
| Total | 9.972.701 | 268.551 | 44.019 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

| | Total contract value (at foreign exchange rate as at the contract date) | Total carrying value (at foreign exchange rate as at the statement of financial position date) |
|----------------------------|--|---|
| Beginning balance | | |
| Currency swap contracts | 1.944.849 | - 106.071 |
| Currency forward contracts | 246.795 | - 6.405 |
| Total | 2.191.644 | - 112.476 |

16. Issuances of valuable papers

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Certificates of deposits in VND ⁽ⁱ⁾ | 66.537 | 3.128.457 |
| Bonds ⁽ⁱⁱ⁾ | 3.408.588 | 800.000 |
| Total | 3.475.125 | 3.928.457 |

(i) This item reflects certificates of deposits with the term from 3 to 84 months and the interest rates ranging from 6,1%/year to 9,5%/year. The interest is paid every 6 months or at the end of period.

(ii) This item reflects 7-year bonds with interest paid annually from the issuance date. The interest rate equals the interest rate applied to 12-month individual saving deposits in VND ruling on the interest rate determination date plus (+) a margin of 1,6%/year.

17. Interest and fees payable

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Interest payable on deposits | 1.220.173 | 969.428 |
| Interest payable on issuances of valuable papers | 71.015 | 32.399 |
| Interest payable on borrowings | 7 | 6 |
| Interest payable on financial derivatives | 97.624 | 221 |
| Total | 1.388.819 | 1.002.054 |

18. Other liabilities

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Internal payables | 536.612 | 431.681 |
| <i>Payables to employees</i> | <i>324.621</i> | <i>266.144</i> |
| <i>Bonus and welfare funds ⁽ⁱ⁾</i> | <i>82.389</i> | <i>45.584</i> |
| <i>Other internal payables</i> | <i>129.602</i> | <i>119.953</i> |
| External payables | 1.599.784 | 1.449.607 |
| <i>Remittance payables</i> | <i>10.348</i> | <i>3.678</i> |
| <i>Taxes and other payables to the State Treasury</i> | <i>267.734</i> | <i>117.372</i> |
| <i>Amounts kept for others and awaiting settlement</i> | <i>19.943</i> | <i>8.806</i> |
| <i>Payables for credit card operations</i> | <i>29.137</i> | <i>18.516</i> |
| <i>Payables for Banknet operations</i> | <i>1.097.418</i> | <i>991.070</i> |
| <i>Others awaiting settlement</i> | <i>10.435</i> | <i>15.700</i> |
| <i>Other payables</i> | <i>164.769</i> | <i>294.465</i> |
| Total | 2.136.396 | 1.881.288 |

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

(i) Movements in bonus and welfare funds are as follows:

| | Current year | Previous year |
|-----------------------|---------------|---------------|
| Beginning balance | 45.584 | 6.415 |
| Additions | 44.627 | 40.100 |
| Utilizations | (7.822) | (931) |
| Ending balance | 82.389 | 45.584 |

19. Equity and funds of the Group***Statement of changes in owner's equity***

| | Charter capital | Treasury shares | Funds of credit institutions | Retained earnings | Total |
|--|------------------|-----------------|------------------------------|-------------------|------------------|
| Beginning balance of the previous year | 3.652.819 | (34.200) | 487.740 | 1.651.199 | 5.757.558 |
| Profit in the previous year | - | - | - | 887.494 | 887.494 |
| Appropriation to statutory reserves in the previous year from profit after tax of 2023 | - | - | 86.098 | (86.098) | - |
| Appropriation to bonus and welfare funds from profit after tax of 2023 | - | - | - | (40.100) | (40.100) |
| Ending balance of the previous year | 3.652.819 | (34.200) | 573.838 | 2.412.495 | 6.604.952 |
| Beginning balance of the current year | 3.652.819 | (34.200) | 573.838 | 2.412.495 | 6.604.952 |
| Profit in the current year | - | - | - | 1.856.178 | 1.856.178 |
| Capital increase from retained earnings ⁽ⁱ⁾ | 2.168.886 | - | - | (2.168.886) | - |
| Appropriation to statutory reserves in the current year from profit after tax of 2024 | - | - | 177.500 | (177.500) | - |
| Appropriation to bonus and welfare funds from profit of 2024 | - | - | - | (44.627) | (44.627) |
| Ending balance of the current year | 5.821.705 | (34.200) | 751.338 | 1.877.660 | 8.416.503 |

(i) On 15 July 2025, the General Meeting of Shareholders approved the increase in charter capital through the issuance of shares for dividend payment in accordance with the Resolution No. 02/NQ-ĐHĐCĐ dated 15 July 2025 of the Extraordinary General Meeting of Shareholders, with a maximum of 216.889.126 shares, representing a ratio of 60%. On 29 September 2025, the Board of Directors approved the increase in the Bank's charter capital from VND 3.652.818.780.000 to VND 5.821.705.260.000, equivalent to the issuance of an additional 216.889.126 shares for dividend payment.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**Shares**

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Number of shares registered to be issued | 582.170.526 | 582.170.526 |
| Number of shares sold to the public | 582.170.526 | 582.170.526 |
| - Ordinary shares | 582.170.526 | 582.170.526 |
| - Preferred shares | - | - |
| Number of shares repurchased | (3.800.000) | (3.800.000) |
| - Ordinary shares | (3.800.000) | (3.800.000) |
| - Preferred shares | - | - |
| Number of outstanding shares | 578.370.526 | 578.370.526 |
| - Ordinary shares | 578.370.526 | 578.370.526 |
| - Preferred shares | - | - |

Par value per outstanding share: VND 10.000.

20. Funds of the credit institution

| | Reserve to supplement charter capital | Financial reserves | Others | Total |
|--|--|-------------------------------|---------------|----------------|
| Beginning balance of the previous year | 100.271 | 387.466 | 3 | 487.740 |
| Appropriation to statutory reserves in the previous year from profit after tax of 2023 | 28.699 | 57.399 | - | 86.098 |
| Ending balance of the previous year | 128.970 | 444.865 | 3 | 573.838 |
| Beginning balance of the current year | 128.970 | 444.865 | 3 | 573.838 |
| Appropriation to statutory reserves in the previous year from profit after tax of 2024 | 88.750 | 88.750 | - | 177.500 |
| Ending balance of the current year | 217.720 | 533.615 | 3 | 751.338 |

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT**1. Interest and similar income**

| | Current year | Previous year |
|---|---------------------|----------------------|
| Interest income from deposits | 570.261 | 398.727 |
| Interest income from loans | 7.322.733 | 6.231.101 |
| Interest income from investments in debt securities | 74.537 | 145.477 |
| Interest income from guarantee services | 30.512 | 57.647 |
| Other income from credit activities | 399.093 | 278.294 |
| Total | 8.397.136 | 7.111.246 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**2. Interest and similar expenses**

| | Current year | Previous year |
|--|---------------------|----------------------|
| Interest expense on deposits | 4.199.758 | 3.297.472 |
| Interest expense on borrowings | 7.216 | 194.697 |
| Interest expense on valuable papers issued | 280.845 | 221.614 |
| Other expenses on credit activities | 141.747 | 206.237 |
| Total | 4.629.566 | 3.920.020 |

3. Net gain/loss from service provisions

| | Current year | Previous year |
|--|---------------------|----------------------|
| <i>Gain from service provisions</i> | <i>952.219</i> | <i>574.628</i> |
| Settlement services | 870.991 | 483.655 |
| Warehouse and office leasing services | 180 | 992 |
| Asset valuation services | 19.241 | 17.014 |
| Cashier services | 228 | 304 |
| Trading and insurance services | 41.348 | 52.446 |
| Others | 20.231 | 20.217 |
| <i>Loss from service provisions</i> | <i>74.373</i> | <i>94.153</i> |
| Settlement and cashier services | 34.255 | 34.391 |
| Consulting services | 4.024 | 4.049 |
| Postage and telecommunication costs | 19.938 | 45.796 |
| Others | 16.156 | 9.917 |
| Net gain/loss from service provisions | 877.846 | 480.475 |

4. Net gain/loss from trading of foreign currencies

| | Current year | Previous year |
|---|---------------------|----------------------|
| <i>Gain from trading of foreign currencies</i> | <i>273.922</i> | <i>432.099</i> |
| Gain from spot currency contracts | 207.791 | 333.936 |
| Gain from derivative instruments | 66.131 | 98.163 |
| <i>Loss from trading of foreign currencies</i> | <i>185.504</i> | <i>390.090</i> |
| Loss from spot currency contracts | 30.417 | 24.343 |
| Loss from derivative instruments | 155.087 | 365.747 |
| Net gain/loss from trading of foreign currencies | 88.418 | 42.009 |

5. Net gain/loss from trading of trading securities

| | Current year | Previous year |
|---|---------------------|----------------------|
| Gain from trading of trading securities | 63.241 | 23.763 |
| Loss from trading of trading securities | - | 1.198 |
| Net gain/loss from trading of trading securities | 63.241 | 22.565 |

6. Net gain/loss from trading of investment securities

| | Current year | Previous year |
|--|---------------------|----------------------|
| Gain from trading of investment securities | 1.186 | 3.445 |
| Loss from trading of investment securities | - | 402 |
| Net gain/loss from trading of investment securities | 1.186 | 3.043 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**7. Other net gain/loss**

| | Current year | Previous year |
|---|---------------------|----------------------|
| <i>Other income</i> | 426.942 | 224.596 |
| Gain from disposals of foreclosed assets | 7.460 | 1.601 |
| Gain from reversal of receivables | 5.010 | 6.045 |
| Gain from bad debts handled by risk provisions | 397.200 | 207.123 |
| Gain from trading debts | 9.500 | - |
| Gain from liquidation of fixed assets | 1.338 | 752 |
| Others | 6.434 | 9.075 |
| <i>Other expenses</i> | 17.778 | 7.333 |
| Expenses on social activities | 8.429 | 5.329 |
| Expenses on trading debts | 4.320 | - |
| Expenses on treatment for debts, other expenses | 5.029 | 2.004 |
| Other net gain/loss | 409.164 | 217.263 |

8. Operating expenses

| | Current year | Previous year |
|---|---------------------|----------------------|
| Taxes, duties and fees | 29.285 | 26.385 |
| Expenses for employees | 1.288.892 | 1.323.461 |
| <i>In which:</i> | | |
| <i>Salaries and allowances</i> | 1.133.481 | 1.168.016 |
| <i>Salary related contributions</i> | 81.301 | 76.665 |
| <i>Uniform, meal, healthcare, severance allowances</i> | 74.110 | 78.780 |
| Expenses on assets | 287.893 | 259.851 |
| <i>In which:</i> | | |
| <i>Depreciation and amortization expenses</i> | 78.647 | 81.639 |
| <i>Rental expenses</i> | 128.287 | 110.941 |
| <i>Repair and maintenance expenses</i> | 53.220 | 43.096 |
| <i>Purchases of tools and supplies</i> | 27.277 | 23.815 |
| <i>Others</i> | 462 | 360 |
| Administration expenses | 315.986 | 257.669 |
| <i>In which:</i> | | |
| <i>Marketing, promotion and stationery expenses</i> | 78.416 | 58.852 |
| <i>Business trip expenses</i> | 17.156 | 15.237 |
| <i>Electricity and water, office cleaning and gasoline expenses</i> | 43.296 | 45.957 |
| <i>Communication expenses</i> | 41.083 | 30.285 |
| <i>Training expenses</i> | 4.100 | 2.561 |
| <i>Meeting, reception and customer care expenses</i> | 109.746 | 80.390 |
| <i>Others</i> | 22.189 | 24.387 |
| Insurance fee for deposits from customers | 103.373 | 84.157 |
| Provisions for assets | 35.571 | 70.052 |
| Total | 2.061.000 | 2.021.575 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**9. Provision for credit losses**

| | Current year | Previous year |
|---|---------------------|----------------------|
| General provision for loans to customers | 77.766 | 89.915 |
| Specific provision for loans to customers | 745.963 | 733.033 |
| Total | 823.729 | 822.948 |

10. Basic earnings per share**10a. Basic earnings per share**

| | Current year | Previous year |
|---|---------------------|----------------------|
| Accounting profit after corporate income tax | 1.856.178 | 887.494 |
| Appropriation to bonus and welfare funds ⁽ⁱ⁾ | - | (44.627) |
| Profit used to calculate basic earnings per share | 1.856.178 | 847.394 |
| The average number of ordinary shares outstanding during the year | 578.370.526 | 578.370.526 |
| Basic earnings per share (VND/share) | 3.209 | 1.457 |

- (i) The Group has no plans for appropriation to bonus and welfare funds for the fiscal year 2025. Basic earnings per share shall be adjusted after approval of the profit distribution plan by the Bank's General Meeting of Shareholders.

10b. Other information

As presented in Note V.19, on 15 July 2025, the Bank increased its charter capital through the issuance of shares for dividend payment and appropriation for bonus and welfare funds from retained earnings of the previous year. Basic earnings per share for the previous year have been restated due to the impact of these events. This adjustment resulted in a decrease in the previous year's basic earnings per share from VND 2.455 down to VND 1.457.

There are no transactions over the common share or potential common share from the statement of financial position date until the date of these Consolidated Financial Statements.

VII. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED CASH FLOW STATEMENT**Cash and cash equivalent**

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Cash on hand, gold and gemstones | 602.139 | 538.410 |
| Balances with the SBV | 5.803.001 | 4.207.486 |
| Deposits at other credit institutions with original term of not more than 3 months | 16.164.800 | 15.504.604 |
| Total | 22.569.940 | 20.250.500 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**VIII. OTHER DISCLOSURES****1. Employees' remuneration**

| | <u>Current year</u> | <u>Previous year</u> |
|--|---------------------|----------------------|
| Headcount (person) | 3.225 | 3.717 |
| Average number of employees (person) | 3.398 | 3.760 |
| <i>Employees' remuneration</i> | | |
| Total salary budget | 988.713 | 970.477 |
| Bonus | 152.589 | 88.738 |
| Total remuneration | 1.141.302 | 1.059.215 |
| <i>Average monthly salary/employee</i> | <u>24</u> | <u>22</u> |
| <i>Average monthly remuneration/employee</i> | <u>28</u> | <u>23</u> |

2. Obligations to the State Budget

| | <u>Beginning balance</u> | <u>Increase during the year</u> | | <u>Ending balance</u> |
|-----------------------|--------------------------|---------------------------------|--------------------|-----------------------|
| | <u>Payables</u> | <u>Amount payable</u> | <u>Amount paid</u> | <u>Payables</u> |
| Value added tax (VAT) | 7.123 | 83.834 | (57.291) | 33.666 |
| Corporate income tax | 99.207 | 466.518 | (346.951) | 218.774 |
| Other taxes | 11.042 | 74.394 | (70.142) | 15.294 |
| Total | 117.372 | 624.746 | (474.384) | 267.734 |

Value added tax (VAT)

The Group has to pay VAT in accordance with the deduction method.

The tax rate applied to banking and payment activities is 10%.

Corporate income tax

The Group has to pay corporate income tax on assessable income at the rate of 20%.

The current corporate income tax of Group companies is as follows:

| | <u>Current year</u> | <u>Previous year</u> |
|---------------------------------------|---------------------|----------------------|
| Kien Long Commercial Joint Stock Bank | 464.317 | 223.278 |
| KienLongBank Asset Management Company | 2.201 | 1.166 |
| Total | 466.518 | 224.444 |

Determination of corporate income tax liability of the Group is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Consolidated Financial Statements can be changed upon the inspection of tax authorities.

Other taxes and legal fees

The Group has paid these taxes and legal fees in line with the prevailing regulations.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**3. Forms and values of collateral of customers**

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|--|-----------------------|--------------------------|
| Real estate | 33.696.492 | 36.689.741 |
| Machinery and equipment | 49.456 | 52.487 |
| Motor vehicles | 468.777 | 593.681 |
| Shares issued by other credit institutions | 33.900 | 15.709 |
| Shares issued by economic institutions | 18.318.940 | 20.219.882 |
| Saving deposits | 2.630.685 | 2.555.675 |
| Others | 138.888.493 | 109.067.904 |
| Total | 194.086.743 | 169.195.079 |

4. Contingent liabilities and commitments

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|---|-----------------------|--------------------------|
| <i>Loan guarantees</i> | <i>5.600</i> | - |
| <i>Other guarantees</i> | <i>1.713.319</i> | <i>4.129.036</i> |
| Contractual amount | 1.714.719 | 4.131.387 |
| Minus: Marginal deposits | (1.400) | (2.351) |
| <i>Commitments in foreign currency transactions</i> | <i>49.080.279</i> | <i>19.422.623</i> |
| Purchase of foreign currencies | 1.417.419 | 2.126.880 |
| Sales of foreign currencies | 1.312.425 | 708.960 |
| Swap transactions | 46.350.435 | 16.586.783 |
| <i>Letters of credit commitments</i> | <i>4.004.158</i> | <i>4.005.233</i> |
| Contractual amount | 4.004.820 | 4.006.085 |
| Minus: Marginal deposits | (662) | (852) |

5. Unearned interest income from loans and fees receivable

This item reflects unearned interest income from loans.

6. Treated doubtful debts

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|--|-----------------------|--------------------------|
| Principals of debts of which risks are treated and being monitored | 1.378.170 | 1.072.357 |
| Interest of debts of which risks are treated and being monitored | 1.710.419 | 1.513.487 |
| Total | 3.088.589 | 2.585.844 |

7. Other assets and documents

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|---|-----------------------|--------------------------|
| Other assets kept for others | 4.162.890 | 4.118.432 |
| Other valuable documents under preserve | 160.657 | 170.065 |
| Total | 4.323.547 | 4.288.497 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**8. Transactions with related parties***(Information on related parties is presented in accordance with Circular No. 96/2020/TT-BTC dated 16 November 2020)*

The Group's related parties include the key management personnel (Board of Directors, Supervisory Board, Board of Management of the Bank), individuals having the direct or indirect right to vote at the Bank and their close family members, the entities managed by the Bank's key management personnel, the individuals having the direct or indirect right to vote at the Bank and their close family members.

Remuneration of the key management personnel

The net remuneration of the key management personnel (Board of Directors, Supervisory Board, Board of Management of the Bank) in the current year is as follows:

| | | <u>Current year</u> | <u>Previous year</u> |
|---|--|---------------------|----------------------|
| Board of Directors | | 23.506 | 19.055 |
| Ms. Tran Thi Thu Hang | Chairwoman (resigned on 09 July 2024) | - | 2.481 |
| Mr. Tran Ngoc Minh | Chairman (appointed on 09 July 2024) | 4.589 | 3.098 |
| Ms. Nguyen Thi Hong Hanh | Vice Chairwoman | 2.591 | 1.452 |
| Mr. Bui Thanh Hai | Member | 1.127 | 920 |
| Mr. Le Khac Gia Bao | Member | 1.116 | 905 |
| Mr. Nguyen Cao Cuong | Member | 1.136 | 920 |
| Ms. Nguyen Thi Thanh Huong | Member | 1.588 | 1.407 |
| Ms. Nguyen Thuy Nguyen | Independent member | 2.044 | 1.754 |
| Mr. Kim Minh Tuan | Independent member | 1.425 | 239 |
| Mr. Nguyen Chi Hieu | Independent member | 805 | 129 |
| <i>Other expenses related to the Board of Directors (including personal income tax, social insurance, health insurance, and others)</i> | | 7.085 | 5.752 |
| Supervisory Board | | 6.781 | 5.924 |
| Board of Management | | 11.410 | 18.387 |
| <i>In which: Mr. Tran Hong Minh – General Director</i> | | 2.989 | 2.547 |
| <i>Other expenses related to the General Director (including personal income tax, social insurance, health insurance, and others)</i> | | 1.496 | 1.943 |

Transactions between the Group and related parties are as follows:

| | <u>Current year</u> | <u>Previous year</u> |
|---------------------------------------|---------------------|----------------------|
| Members of Board of Directors | | |
| Interest expenses on deposits | 141 | 44 |
| Compensation | 23.506 | 19.055 |
| Members of Board of Management | | |
| Interest expenses on deposits | 55 | 8 |
| Salaries and bonus | 17.226 | 18.387 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

| | <u>Current year</u> | <u>Previous year</u> |
|--|---------------------|----------------------|
| <i>Members of Supervisory Board</i> | | |
| Interest expenses on deposits | 4 | 6 |
| Compensation | 6.781 | 5.924 |
| <i>Companies and individuals related to Members of Board of Directors</i> | | |
| Interest expenses on deposits | 357 | 731 |
| <i>Companies and individuals related to Members of Board of Management</i> | | |
| Interest expenses on deposits | 211 | 172 |
| <i>Companies and individuals related to Members of Supervisory Board</i> | | |
| Interest expenses on deposits | 100 | 69 |

As at the statement of financial position date, balances with related parties are as follows:

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|--|-----------------------|--------------------------|
| <i>Members of Board of Directors</i> | | |
| Loan | 79 | - |
| <i>Members of Board of Management</i> | | |
| Loan | 18 | 89 |
| <i>Members of Supervisory Board</i> | | |
| Loan | 178 | 25 |
| <i>Companies and individuals related to Members of Board of Directors</i> | | |
| Loan | 23 | 109 |
| <i>Companies and individuals related to Members of Board of Management</i> | | |
| Loan | - | 28 |
| Total receivables | 297 | 251 |
| <i>Members of Board of Directors</i> | | |
| Deposits | 3.366 | 4.817 |
| Interest payables | 80 | 21 |
| <i>Members of Board of Management</i> | | |
| Deposits | 1.612 | 1.845 |
| Interest payables | - | 1 |
| <i>Members of Supervisory Board</i> | | |
| Deposits | 205 | 614 |

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

| | <u>Ending balance</u> | <u>Beginning balance</u> |
|--|-----------------------|--------------------------|
| <i>Companies and individuals related to Members of Board of Directors</i> | | |
| Deposits | 316.887 | 37.237 |
| Interest payables | 41 | 44 |
| <i>Companies and individuals related to Members of Board of Management</i> | | |
| Deposits | 12.666 | 15.690 |
| Interest payables | 120 | 92 |
| <i>Companies and individuals related to Members of Supervisory Board</i> | | |
| Deposits | 1.009 | 1.622 |
| Interest payables | 11 | 22 |
| Total payables | 335.997 | 62.005 |

9. Comparative figures

The Group has restated the previous year's comparative figures to ensure consistency with the current year's presentation in the Consolidated Income Statement, as follows:

| | <u>Unadjusted figures</u> | <u>Adjustments</u> | <u>Adjusted figures</u> |
|---|-------------------------------|--------------------|-------------------------|
| <i>Consolidated Income Statement</i> | | | |
| Net gain/(loss) from trading of trading securities | - | 22.565 | 22.565 |
| Net gain/(loss) from trading of investment securities | 25.608 | (22.565) | 3.043 |

10. Concentration of assets, liabilities and off-statement of financial position items by geographical area

| | <u>Total deposits and loans given</u> | <u>Total deposits and borrowings</u> | <u>Issuance of valuable papers</u> | <u>Credit commitments</u> | <u>Financial derivatives</u> | <u>Investment securities</u> |
|--------------------------|---|--|--|-------------------------------|----------------------------------|----------------------------------|
| Ending balance | 93.555.503 | 87.885.846 | 3.475.125 | 5.725.139 | 9.972.701 | 3.013.321 |
| Domestic | 93.555.503 | 87.885.846 | 3.475.125 | 5.725.139 | 9.972.701 | 3.013.321 |
| Overseas | - | - | - | - | - | - |
| Beginning balance | 81.143.999 | 78.647.041 | 3.928.457 | 8.137.472 | 2.191.644 | 2.973.962 |
| Domestic | 81.143.999 | 78.647.041 | 3.928.457 | 8.137.472 | 2.191.644 | 2.973.962 |
| Overseas | - | - | - | - | - | - |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

IX. FINANCIAL RISK MANAGEMENT

1. General overview

The Group's operations are exposed to the following financial risks: credit risks, liquidity risks and market risks. The Bank's Board of Management is generally responsible for giving guidance, supervising and judging the risks as well as maintaining an effective risk control and compliance culture. The Board of Management of the Bank is responsible for developing objectives and basic principles in financial risk control for the Group, including design of the detailed policies on risk identification and measurement, risk limitations and regulations on risk prevention. Risk control is implemented by all the units and departments in line with the policies and procedures approved by the Board of Management.

The Risk Management Department of the Bank supports the daily risk control at the Bank under the direction of the Board of Management. Together with other departments, the Risk Management Department is responsible for developing the risk control system as well as the tools and methods to identify, measure, monitor, control and assess risks.

Additionally, the Internal Audit Department of the Bank is responsible for performing the independent review on the internal risk control and control environment of the Group.

2. Credit risk

Credit risk is the risk of financial loss to the Group if a counterparty to a financial instrument fails to meet its contractual obligations. Credit risk of the Group mainly arises from its loans and advances.

Policies on credit risk management and minimization

In order to manage credit risk, the Group has applied the following tools: development of policies and issuance of regulations on credit risk control; development of credit procedures; credit rate; regulations on credit line; review on credit risks; development of credit rank system and debt classification; authority decentralization in credit activities.

The Group has managed credit risk by setting up risk limitations related to customers or groups of customers acquiring loans in accordance with the regulations of the SBV. Additionally, credit risks are also managed by analysis on the ability of customers and potential customers on making payments to both interest and principal.

Risk concentration level of financial assets with credit risk

The non-derivative financial assets classified according to the geographical area are presented in Note No. X.

The maximum level of credit risks without consideration to collateral or methods for credit risk minimization

The maximum credit risk of each financial asset is its carrying value as reflected on the Consolidated Statement of Financial Position as well as on off-statement of financial position items of the financial instruments without consideration to collateral or other methods for credit risk minimization.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

The Group's maximum exposures to credit risk are as follows:

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| <i>Credit risk exposures relating to consolidated statement of financial position items</i> | | |
| Deposits at the SBV | 5.803.001 | 4.207.486 |
| Deposits at and loans to other credit institutions | 16.164.800 | 15.504.604 |
| Financial derivatives and other financial assets | 224.532 | - |
| Loans to customers – gross | 71.587.702 | 61.431.909 |
| Investment securities – gross | 3.013.321 | 2.973.962 |
| Interest and fees receivable | 1.806.299 | 1.393.393 |
| Other financial assets – gross | 3.230.803 | 5.243.181 |
| Total | 101.830.458 | 90.754.535 |
| <i>Credit risk exposures relating to off-statement of financial position items</i> | | |
| Letters of credit commitments – gross | 4.004.158 | 4.005.233 |
| Other guarantees – gross | 1.713.319 | 4.129.036 |
| Total | 5.717.477 | 8.134.269 |

3. Liquidity risk

Liquidity risk is the risk that the Group has difficulties in fulfilling its obligations for financial liabilities.

The strategies applied by the Group in liquidity risk management are that the Board of Management sets up the minimum limit on due capital which is used to meet these withdrawals and the minimum level of inter-bank loans as well as loans to meet the withdrawals beyond the expectations.

Operating in an industry where operation of the Group is very sensitive to the changes of the market and false reports, the Group has been applying the measures to control the liquidity risk as follows:

- Maintaining the liquidity ratios that ensure the liquidity, deposit insurance in accordance with the regulations of the SBV;
- Managing its capital sources centrally in order to ensure the liquidity of the Group by researching, analyzing term differences, making estimates on time and values of major disbursements which may have effects on the inflows and outflows. From that, the Group has set out limits and developed appropriate investment portfolios which have high liquidity and can be converted in cash to meet the regular or irregular demands for cash withdrawals of customers;
- Actively following up, analyzing, assessing and being responsible to disclose information in order to help customers understand clearly all the operations of the Group.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Summary of the Group's assets and liabilities by maturity group from 31 December 2025 to the maturity date:

| | Overdue | | | Undue | | | | Total |
|--|--------------------|----------------|---------------|--------------------|---------------------|-------------------|-------------------|-------------|
| | More than 3 months | Up to 3 months | Up to 1 month | From 1 to 3 months | From 3 to 12 months | From 1 to 5 years | More than 5 years | |
| Assets | | | | | | | | |
| Cash on hand, gold, gemstones | - | - | 602.139 | - | - | - | - | 602.139 |
| Deposits at the SBV | - | - | 5.803.001 | - | - | - | - | 5.803.001 |
| Deposits at and loans to other credit institutions (*) | - | - | 16.164.800 | - | - | - | - | 16.164.800 |
| Loans to customers (*) | 1.334.725 | 834.107 | 4.588.919 | 10.513.353 | 23.399.255 | 24.476.364 | 6.440.979 | 71.587.702 |
| Financial derivatives and other financial assets (*) | | | | | | | | |
| Investment securities (*) | - | - | 224.532 | - | - | - | - | 224.532 |
| Fixed assets and investment property | - | - | 608.977 | 47 | 3.060 | 38.725 | 731.403 | 1.382.212 |
| Other assets (*) | 60.214 | - | 1.806.299 | 3.962.596 | - | - | - | 5.829.109 |
| Total assets | 1.394.939 | 834.107 | 29.798.667 | 14.475.996 | 23.402.315 | 24.515.089 | 10.185.703 | 104.606.816 |
| Liabilities | | | | | | | | |
| Deposits and borrowings from the SBV and other credit institutions | - | - | 15.867.227 | - | - | 7.601 | 609 | 15.875.437 |
| Deposits from customers | - | - | 18.183.770 | 15.344.131 | 23.548.520 | 14.927.009 | 6.979 | 72.010.409 |
| Issuances of valuable papers | - | - | - | - | - | 66.537 | 3.408.588 | 3.475.125 |
| Other liabilities | - | - | 3.525.215 | - | - | - | - | 3.525.215 |
| Total liabilities | - | - | 37.576.212 | 15.344.131 | 23.548.520 | 15.001.147 | 3.416.176 | 94.886.186 |
| Net liquidity gap | | | | | | | | |
| | 1.394.939 | 834.107 | (7.777.545) | (868.135) | (146.205) | 9.513.942 | 6.769.527 | 9.720.630 |

(*) These items do not include allowance for risks.

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Summary of the Group's assets and liabilities by maturity group from 31 December 2024 to the maturity date:

| | Overdue | | | | | Undue | | | |
|--|--------------------|----------------|--------------------|--------------------|---------------------|-------------------|-------------------|-------------------|--|
| | More than 3 months | Up to 3 months | Up to 1 month | From 1 to 3 months | From 3 to 12 months | From 1 to 5 years | More than 5 years | Total | |
| Assets | | | | | | | | | |
| Cash on hand, gold, gemstones | - | - | 538.410 | - | - | - | - | 538.410 | |
| Deposits at the SBV | - | - | 4.207.486 | - | - | - | - | 4.207.486 | |
| Deposits at and loans to other credit institutions (*) | - | - | 14.997.374 | 507.230 | - | - | - | 15.504.604 | |
| Loans to customers (*) | 1.240.575 | 837.674 | 4.398.566 | 8.757.328 | 27.241.286 | 16.240.335 | 2.716.145 | 61.431.909 | |
| Investment securities (*) | - | - | - | - | - | - | 2.973.962 | 2.973.962 | |
| Fixed assets and investment property | - | - | 603.596 | 12 | 4.706 | 51.943 | 754.704 | 1.414.961 | |
| Other assets (*) | 57.461 | - | 1.393.393 | 5.733.785 | - | - | - | 7.184.639 | |
| Total assets | 1.298.036 | 837.674 | 26.138.825 | 14.998.355 | 27.245.992 | 16.292.278 | 6.444.811 | 93.255.971 | |
| Liabilities | | | | | | | | | |
| Deposits and borrowings from the SBV and other credit institutions | - | - | 14.610.205 | 507.080 | - | 7.601 | 661 | 15.125.547 | |
| Deposits from customers | - | - | 16.287.174 | 17.469.228 | 29.293.802 | 470.363 | 927 | 63.521.494 | |
| Financial derivatives and other financial liabilities (*) | - | - | 112.476 | - | - | - | - | 112.476 | |
| Issuances of valuable papers | - | - | - | - | 1.881.256 | - | 2.047.201 | 3.928.457 | |
| Other liabilities | - | - | 2.883.342 | - | - | - | - | 2.883.342 | |
| Total liabilities | - | - | 33.893.197 | 17.976.308 | 31.175.058 | 477.964 | 2.048.789 | 85.571.316 | |
| Net liquidity gap | 1.298.036 | 837.674 | (7.754.372) | (2.977.953) | (3.929.066) | 15.814.314 | 4.396.022 | 7.684.655 | |

(*) These items do not include allowance for risks.

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

4. Market risk

The Group is exposed to market risk which arises from the fluctuations in future cash flows of financial instruments due to the changes in the market. The market risk arises from the open status of interest rate and currency, which are under the effects of changes in market in general and each type of market in particular as well as affected by the fluctuations on the market, such as interest rate, credit, exchange rate.

The market risks related to operation of the Group include currency risk and interest rate risk.

Interest rate risk

The interest rate risk occurs when the future cash flows of a financial instrument unexpectedly fluctuate due to the changes in market interest rates. The Bank manages this risk by controlling the differences in monthly interest rates.

The Bank measures risk by analyzing the sensitivity of the interest rate, i.e. classification of bonds and other documents into group of market risk level, based on currency type, due date, etc.

In order to manage the interest rate risk, the Bank has been applying the policies on interest rate risk management on the basis of ALCO reporting system to analyze the difference between debt-equity assets in each term, calculate the Duration Gap of the debt-equity assets, the interest rates of the items of capital and assets, and has given out appropriate solutions for treatments accordingly:

- Giving loans at the floating interest rates, which enables the Group to apply flexible interest rates to loans suitably with the fluctuation of the market rates of interest;
- Maintaining a reasonable difference between deposit interest rates and loan interest rates, complying with the regulations on capital safety of the SBV.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Summary of the Group's interest rate risk as at 31 December 2025:

| | Overdue | Interest free | Less than 1 month | From 1 to 3 months | From 3 to 6 months | From 6 to 12 months | From 1 to 5 years | More than 5 years | Total |
|--|------------------|--------------------|--------------------|--------------------|--------------------|---------------------|-------------------|-------------------|--------------------|
| Assets | | | | | | | | | |
| Cash on hand, gold, gemstones | - | 602.139 | - | - | - | - | - | - | 602.139 |
| Deposits at the SBV | - | - | 5.803.001 | - | - | - | - | - | 5.803.001 |
| Deposits at and loans to other credit institutions (*) | - | - | 16.164.800 | - | - | - | - | - | 16.164.800 |
| Loans to customers (*) | 2.168.832 | - | 4.588.919 | 10.513.353 | 9.101.948 | 14.297.307 | 24.476.364 | 6.440.979 | 71.587.702 |
| Financial derivatives and other financial assets (*) | - | - | 224.532 | - | - | - | - | - | 224.532 |
| Investment securities (*) | - | - | - | - | - | - | - | 3.013.321 | 3.013.321 |
| Fixed assets | - | 1.382.212 | - | - | - | - | - | - | 1.382.212 |
| Other assets (*) | 60.214 | 5.768.895 | - | - | - | - | - | - | 5.829.109 |
| Total assets | 2.229.046 | 7.753.246 | 26.781.252 | 10.513.353 | 9.101.948 | 14.297.307 | 24.476.364 | 9.454.300 | 104.606.816 |
| Liabilities | | | | | | | | | |
| Deposits and borrowings from the SBV and other credit institutions | - | - | 15.867.227 | - | - | - | 7.601 | 609 | 15.875.437 |
| Deposits from customers | - | - | 18.183.770 | 15.344.131 | 14.451.626 | 9.096.893 | 14.927.009 | 6.980 | 72.010.409 |
| Issuances of valuable papers | - | - | - | - | - | - | 66.537 | 3.408.588 | 3.475.125 |
| Other liabilities | - | 3.525.215 | - | - | - | - | - | - | 3.525.215 |
| Total liabilities | - | 3.525.215 | 34.050.997 | 15.344.131 | 14.451.626 | 9.096.893 | 15.001.147 | 3.416.177 | 94.886.186 |
| Interest sensitivity gap of on-statement of financial position items | | | | | | | | | |
| Off-statement of financial position commitments affecting the interest sensitivity of net assets and liabilities | 2.229.046 | 4.228.031 | (7.269.745) | (4.830.778) | (5.349.678) | 5.200.414 | 9.475.217 | 6.038.123 | 9.720.630 |
| Interest sensitivity gap of on and off-statement of financial position items | - | (5.723.077) | - | - | - | - | - | - | (5.723.077) |
| Total | 2.229.046 | (1.495.046) | (7.269.745) | (4.830.778) | (5.349.678) | 5.200.414 | 9.475.217 | 6.038.123 | 3.997.553 |

(*) These items do not include allowance for risks.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

Summary of the Group's interest rate risk as at 31 December 2024:

| | Overdue | Interest free | Less than 1 month | From 1 to 3 months | From 3 to 6 months | From 6 to 12 months | From 1 to 5 years | More than 5 years | Total |
|---|------------------|--------------------|----------------------|-----------------------|-----------------------|------------------------|----------------------|----------------------|--------------------|
| Assets | | | | | | | | | |
| Cash on hand, gold, gemstones | - | 538.410 | - | - | - | - | - | - | 538.410 |
| Deposits at the SBV | - | - | 4.207.486 | - | - | - | - | - | 4.207.486 |
| Deposits at and loans to other credit institutions (*) | - | - | 14.997.374 | 507.230 | - | - | - | - | 15.504.604 |
| Loans to customers (*) | 2.078.249 | - | 4.398.566 | 8.757.328 | 9.354.532 | 17.886.754 | 16.240.335 | 2.716.145 | 61.431.909 |
| Investment securities (*) | - | - | - | - | - | - | - | 2.973.962 | 2.973.962 |
| Fixed assets | - | 1.414.961 | - | - | - | - | - | - | 1.414.961 |
| Other assets (*) | 57.461 | 7.127.178 | - | - | - | - | - | - | 7.184.639 |
| Total assets | 2.135.710 | 9.080.549 | 23.603.426 | 9.264.558 | 9.354.532 | 17.886.754 | 16.240.335 | 5.690.107 | 93.255.971 |
| Liabilities | | | | | | | | | |
| Deposits and borrowings from the SBV and other credit institutions | - | - | 14.610.205 | 507.080 | - | - | 7.601 | 661 | 15.125.547 |
| Deposits from customers | - | - | 15.809.468 | 17.946.934 | 19.324.417 | 9.969.385 | 470.363 | 927 | 63.521.494 |
| Financial derivatives and other financial liabilities(*) | - | - | 112.476 | - | - | - | - | - | 112.476 |
| Issuances of valuable papers | - | - | - | - | - | 1.881.256 | - | 2.047.201 | 3.928.457 |
| Other liabilities | - | 2.883.342 | - | - | - | - | - | - | 2.883.342 |
| Total liabilities | - | 2.883.342 | 30.532.149 | 18.454.014 | 19.324.417 | 11.850.641 | 477.964 | 2.048.789 | 85.571.316 |
| Interest sensitivity gap of on-statement of financial position items | 2.135.710 | 6.197.207 | (6.928.723) | (9.189.456) | (9.969.885) | 6.036.113 | 15.762.371 | 3.641.318 | 7.684.655 |
| Off-statement of financial position commitments affecting the interest sensitivity of net assets and liabilities | - | (8.134.269) | - | - | - | - | - | - | (8.134.269) |
| Interest sensitivity gap of on and off-statement of financial position items | 2.135.710 | (1.937.062) | (6.928.723) | (9.189.456) | (9.969.885) | 6.036.113 | 15.762.371 | 3.641.318 | (449.614) |

(*) These items do not include allowance for risks.

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**Currency risks**

Currency risk is a form of risk arising from changes in currency exchange rates. The Group was established and operates in Vietnam and the accounting currency is VND, major transactions of the Group are also in VND. The financial assets and liabilities of the Group are mainly denominated in VND, a part in USD, EUR and others.

The Group's strategy in managing currency risk is to develop a system of limits to manage the state of currencies. The state of currencies is managed on a daily basis and a risk prevention strategy is used to ensure that the state of currencies remains in the set limits. Additionally, the Group also has used other tools, such as optimizing the repayment period of loans, forecasting the exchange rate, maintaining an appropriate structure of loans and debts in foreign currency and VND.

In order to minimize the currency risk, the Group has developed and applied its policies on foreign currency management as follows:

- Complying fully with the regulations of the SBV;
- Establishing and managing foreign currency in open position;
- Controlling risks by separating functions of each department and section, giving regulations on decentralization, transaction limits and stopped loss limit;
- Diversifying the derivative products.

All transactions in and out of the statement of financial position items are included into the foreign currency status right upon its generation.

The following statement summarizes the exchange rate risk of the Group as at 31 December 2025. This statement presents the assets and liabilities of the Group according to the carrying values and currency types.

| | Converted from USD | Converted from EUR | Converted from others | Total |
|---|-----------------------|-----------------------|--------------------------|--------------------|
| Assets | | | | |
| Cash on hand, gold, gemstones | 21.851 | 1.371 | 36 | 23.258 |
| Deposits at the SBV | 913.897 | - | - | 913.897 |
| Deposits at and loans to other credit institutions (*) | 564.032 | 1.692 | 10.463.540 | 11.029.264 |
| Loans to customers (*) | 2.407 | - | - | 2.407 |
| Financial derivatives and other financial assets (*) | (14.708.782) | - | - | (14.708.782) |
| Total assets | (13.206.595) | 3.063 | 10.463.576 | (2.739.956) |
| Liabilities and owner's equity | | | | |
| Deposits and borrowings from other credit institutions | 15 | - | - | 15 |
| Deposits from customers | 64.004 | 875 | 204 | 65.083 |
| Total liabilities and owner's equity | 64.019 | 875 | 204 | 65.098 |
| FX position on-statement of financial position | (13.270.614) | 2.188 | 10.463.372 | (2.805.054) |
| FX position off-statement of financial position | - | - | - | - |
| Total FX position on and off-statement of financial position | (13.270.614) | 2.188 | 10.463.372 | (2.805.054) |

(*) These items do not include allowance for risks.

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

The following statement summarizes the exchange rate risk of the Group as at 31 December 2024. This statement presents the assets and liabilities of the Group according to the carrying values and currency types.

| | Converted from USD | Converted from EUR | Converted from others | Total |
|---|-----------------------|-----------------------|--------------------------|------------------|
| Assets | | | | |
| Cash on hand, gold, gemstones | 19.063 | 1.409 | 90 | 20.562 |
| Deposits at the SBV | 5.142 | - | - | 5.142 |
| Deposits at and loans to other credit institutions (*) | 3.049.861 | 2.188 | 7.485 | 3.059.534 |
| Loans to customers (*) | 164.405 | - | - | 164.405 |
| Total assets | 3.238.471 | 3.597 | 7.575 | 3.249.643 |
| Liabilities and owner's equity | | | | |
| Deposits and borrowings from other credit institutions | 2.709.901 | - | - | 2.709.901 |
| Deposits from customers | 52.332 | 536 | 111 | 52.979 |
| Financial derivatives and other financial liabilities (*) | (2.304.120) | - | - | (2.304.120) |
| Total liabilities and owner's equity | 458.113 | 536 | 111 | 458.760 |
| FX position on-statement of financial position | 2.780.358 | 3.061 | 7.464 | 2.790.883 |
| FX position off-statement of financial position | - | - | - | - |
| Total FX position on and off-statement of financial position | 2.780.358 | 3.061 | 7.464 | 2.790.883 |

(*) These items do not include allowance for risks.

5. Collateral***Collateral to others***

As at the statement of financial position date, the Group has mortgaged valuable papers at the SBV amounting to VND 75.000 million (beginning balance: VND 75.000 million) (see Note No. V.6).

Collateral received from others

The details of collateral received from others are presented in Note No. VIII.3. The Group has not measured fully the fair values of these collateral since there have been no specific guidance and the necessary market information.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**6. Financial assets and financial liabilities*****Financial assets***

| | Ending balance | | Beginning balance | |
|--|-----------------------|--------------------|--------------------------|--------------------|
| | Costs | Provisions | Costs | Provisions |
| Cash on hand, gold, gemstones | 602.139 | - | 538.410 | - |
| Deposits at the SBV | 5.803.001 | - | 4.207.486 | - |
| Deposits at and loans to other credit institutions | 16.164.800 | - | 15.504.604 | - |
| Financial derivatives and other financial assets | 224.532 | - | - | - |
| Loans to customers | 71.587.702 | (1.174.210) | 61.431.909 | (980.347) |
| Investment securities | 3.013.321 | - | 2.973.962 | - |
| Interest and fees receivable | 1.806.299 | - | 1.393.393 | - |
| Other assets | 4.022.810 | (129.917) | 5.791.246 | (99.356) |
| Total | 103.224.604 | (1.304.127) | 91.841.010 | (1.079.703) |

Financial liabilities

| | Ending balance | Beginning balance |
|--|-----------------------|--------------------------|
| Deposits and borrowings from other credit institutions | 15.875.437 | 15.125.547 |
| Deposits from customers | 72.010.409 | 63.521.494 |
| Issuances of valuable papers | - | 112.476 |
| Financial derivatives and other financial liabilities | 3.475.125 | 3.928.457 |
| Interest and fees payable | 1.388.819 | 1.002.054 |
| Other liabilities | 1.332.050 | 1.332.235 |
| Total | 94.081.840 | 85.022.263 |

Fair value

The fair values of the financial assets and financial liabilities have not been measured since the Vietnamese Accounting Standards, the Vietnamese Accounting System applied to credit institutions and the regulations of the SBV have not given any specific guidance on the measurement of fair values.



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**X. SEGMENT REPORTING****1. Primary segment reporting**

The Group reports segment information by geographical segment as follows:

| | The Northern | | The Central | | The Southern | | Adjustment | | Total | |
|---|------------------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|-------------------|------------------|
| | Current year | Previous year | Current year | Previous year | Current year | Previous year | Current year | Previous year | Current year | Previous year |
| I. Income | 1.461.648 | 1.081.059 | 1.238.088 | 969.713 | 7.831.139 | 6.725.968 | (416.229) | (406.962) | 10.114.646 | 8.369.778 |
| 1. Interest income | 1.013.127 | 875.775 | 1.151.756 | 897.240 | 6.648.482 | 5.745.193 | (416.229) | (406.962) | 8.397.136 | 7.111.246 |
| 2. Income from service provisions | 375.814 | 164.981 | 36.516 | 37.337 | 539.889 | 372.310 | - | - | 952.219 | 574.628 |
| 3. Other income | 72.707 | 40.303 | 49.816 | 35.136 | 642.768 | 608.465 | - | - | 765.291 | 683.904 |
| II. Expenses | 556.806 | 613.008 | 1.025.310 | 824.700 | 5.802.334 | 5.404.026 | (416.229) | (406.962) | 6.968.221 | 6.434.772 |
| 1. Interest expenses | 412.433 | 487.975 | 801.475 | 626.589 | 3.831.887 | 3.212.418 | (416.229) | (406.962) | 4.629.566 | 3.920.020 |
| 2. Expenses for depreciation/ (amortization) of fixed assets | 1.115 | 831 | 8.420 | 7.374 | 69.112 | 73.434 | - | - | 78.647 | 81.639 |
| 3. Expenses directly relating to business activities | 143.258 | 124.202 | 215.415 | 190.737 | 1.901.335 | 2.118.174 | - | - | 2.260.008 | 2.433.113 |
| Operating profit before provision expenses for credit losses | 904.842 | 468.051 | 212.778 | 145.013 | 2.028.805 | 1.321.942 | - | - | 3.146.425 | 1.935.006 |
| Provision expenses for credit losses | 45.285 | 69.472 | 64.880 | 82.621 | 713.564 | 670.855 | - | - | 823.729 | 822.948 |
| Segment profit | 859.557 | 398.579 | 147.898 | 62.392 | 1.315.241 | 651.087 | - | - | 2.322.696 | 1.112.058 |

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

The Group reports assets and liabilities by geographical segment as follows:

| | The Northern | | | The Central | | | The Southern | | | Adjustment | | | Total | |
|-------------------------|-------------------|-------------------|--|-------------------|-------------------|--|-------------------|-------------------|--|----------------|-------------------|--|--------------------|-------------------|
| | Ending balance | Beginning balance | | Ending balance | Beginning balance | | Ending balance | Beginning balance | | Ending balance | Beginning balance | | Ending balance | Beginning balance |
| I. Assets | 10.080.679 | 8.401.477 | | 14.446.482 | 7.647.444 | | 78.775.528 | 76.127.347 | | - | - | | 103.302.689 | 92.176.268 |
| 1. Cash on hand | 40.901 | 35.016 | | 103.866 | 83.790 | | 457.372 | 419.604 | | - | - | | 602.139 | 538.410 |
| 2. Fixed assets | 7.951 | 5.076 | | 240.174 | 233.737 | | 1.134.087 | 1.176.148 | | - | - | | 1.382.212 | 1.414.961 |
| 3. Other assets | 10.031.827 | 8.361.385 | | 14.102.442 | 7.329.917 | | 77.184.069 | 74.531.595 | | - | - | | 101.318.338 | 90.222.897 |
| II. Liabilities | 9.221.122 | 8.000.740 | | 14.298.582 | 13.262.876 | | 71.366.482 | 64.307.700 | | - | - | | 94.886.186 | 85.571.316 |
| 1. External liabilities | 9.092.529 | 7.997.982 | | 14.293.132 | 13.261.199 | | 69.364.129 | 62.430.847 | | - | - | | 92.749.790 | 83.690.028 |
| 2. Other liabilities | 128.593 | 2.758 | | 5.450 | 1.677 | | 2.002.353 | 1.876.853 | | - | - | | 2.136.396 | 1.881.288 |

These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)**2. Secondary segment reporting**

The Group operates mainly in banking and asset management.

The Group reports secondary segment information by business segment as follows:

| | Asset | | | |
|--|----------------|-------------------|---------------------|--------------|
| | Banking | management | Eliminations | Total |
| Current year | | | | |
| Income | 10.100.107 | 80.807 | (66.269) | 10.114.645 |
| Expenses | 7.704.856 | 69.570 | (61.124) | 7.713.302 |
| Depreciation and amortization expenses of fixed assets | 78.412 | 235 | - | 78.647 |
| Profit before tax | 2.316.839 | 11.002 | (5.145) | 2.322.696 |
| Previous year | | | | |
| Income | 8.356.077 | 58.146 | (44.446) | 8.369.777 |
| Expenses | 7.164.679 | 51.481 | (40.080) | 7.176.080 |
| Depreciation and amortization expenses of fixed assets | 81.405 | 234 | - | 81.639 |
| Profit before tax | 1.109.993 | 6.431 | (4.366) | 1.112.058 |

The Group reports assets and liabilities by business segment as follows:

| | Asset | | | |
|--------------------------|----------------|-------------------|---------------------|--------------|
| | Banking | management | Eliminations | Total |
| Ending balance | | | | |
| Segment assets | 103.555.430 | 545.444 | (798.186) | 103.302.688 |
| Segment liabilities | 95.172.683 | 11.688 | (298.186) | 94.886.185 |
| Beginning balance | | | | |
| Segment assets | 92.492.307 | 532.963 | (849.002) | 92.176.268 |
| Segment liabilities | 85.916.426 | 3.892 | (349.002) | 85.571.316 |

XI. LEASE COMMITMENTS

The future minimum lease payments under non-cancellable operating leases are as follows:

| | Ending balance | Beginning balance |
|---------------------|-----------------------|--------------------------|
| Within 1 year | 119.034 | 85.176 |
| Within 2 to 5 years | 209.008 | 165.214 |
| More than 5 years | 46.520 | 9.397 |
| Total | 374.562 | 259.787 |



KIEN LONG COMMERCIAL JOINT STOCK BANK

Address: No. 40 – 42 – 44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province

CONSOLIDATED FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Consolidated Financial Statements (cont.)

XII. SUBSEQUENT EVENTS

There are no other material subsequent events which are required adjustments or disclosures in the Consolidated Financial Statements.

Rach Gia, 27 March 2026

Preparer

Thi Duyen
Accountant

Controller

Vu Dang Xuan Vinh
Chief Accountant

Approver



Tran Ngoc Minh
Chairman

