

Số/No.: 1154...../2026/CV-VB

Cần Thơ, ngày 20 tháng 4 năm 2026

Can Tho, April 20, 2026

CÔNG BỐ THÔNG TIN INFORMATION DISCLOSURE

Kính gửi/To: - Ủy Ban Chứng Khoán Nhà Nước/State Securities Commission of Vietnam
- Sở giao dịch chứng khoán Hà Nội/Hanoi Stock Exchange

Tên tổ chức/Name of organization: Ngân Hàng TMCP Việt Nam Thương Tín (Gọi tắt là Vietbank)

Vietnam Thuong Tin Commercial Joint Stock Bank

Trụ sở chính/Address: 47 Trần Hưng Đạo, Phường Phú Lợi, Thành phố Cần Thơ, Việt Nam

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Nội dung công bố thông tin/Contents of disclosure: Báo cáo thường niên 2025/Annual Report 2025

Đính kèm tài liệu công bố thông tin/Attached disclosure document.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Trân trọng/Best regards,

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT
LEGAL REPRESENTATIVE
TM. HỘI ĐỒNG QUẢN TRỊ
CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
ON BEHALF OF THE GENERAL MEETING OF
SHAREHOLDERS CHAIRMAN OF THE BOARD OF
DIRECTORS

Nơi nhận/Recipients:

- Như kính gửi/As stated above;
- Lưu TT MKT/Save at Marketing Center.



DƯƠNG NHẤT NGUYÊN



ANNUAL REPORT 2025



19th YEAR
2007-2026



2007 - 2026



TABLE OF CONTENTS

01

Message from the Chairman of the Board of Directors.....06
The Executive Board’s Report.....08

BRIEF INTRODUCTION OF VIETBANK

General information.....14
Vision, Mission & Core Values.....16
A 19-year Journey.....20
Organizational Chart.....22
Employment Policies.....24
Introduction of the Leadership Board.....26
Products and Services.....34
Network System.....38
2025 Remarkable Impressions.....40
Awards.....56
Community Activities in 2025.....58

02

OVERVIEW OF OPERATIONS

Business Performance.....64
Investment and Project Implementation66
Business Plan for 2026.....67
The Board of Directors’ Report68
The Board of Supervisors’ Report.....73
Message from the Executive Board.....80

03

FINANCIAL STATEMENTS

About Vietbank.....82
The Executive Board’s Report.....83
Independent Audit Report.....85
Consolidated Financial Statements.....86
Consolidated Performance Report.....89
Consolidated Cash Flows Statement.....90
Notes to the Consolidated Financial Statement.....92
Network System.....146

MESSAGE FROM THE CHAIRMAN OF THE BOARD OF DIRECTORS

Dear our valued Shareholders, Partners, and Customers,

The year 2025 drew to a close amid continued global economic volatility, yet it also presented new horizons for financial institutions capable of adaptation and transformation. Throughout this journey, Vietbank has been honored by the trust and invaluable support of our Shareholders, Customers, and Partners – A vital foundation for our continuous growth.

On behalf of the Board of Directors, I would like to express my sincere gratitude for your ongoing support and commitment over the years.

In 2025, the world economy remained affected by tighter monetary policy in major economies, geopolitical risks and volatile global capital flows. Against this backdrop, Vietnam preserved macroeconomic stability, creating favorable conditions for the banking system. Nevertheless, the industry continued to face significant challenges, including pressure to control asset quality, intensified competition, and rising demands for digital transformation, international-standard risk management and sustainable finance.

The year 2025 marked a significant milestone for Vietbank as we sustained positive growth while fortifying our financial base and administration capabilities:

- » **Charter capital reached VND 10,769 billion**, exceeding plan and fulfilling the target of our 2021–2025 Restructuring Plan;
- » **Total assets stood at VND 196,771 billion**, up 20.8% compared to 2024. Outstanding loans amounted to VND 108,440 billion, an increase of 15.8%, with efficient utilization of granted credit limits. Capital mobilization reached VND 125,095 billion, showing steady growth and ensuring funding stability.
- » **Profit before tax reached VND 1,532 billion**, an increase of 35.4% over 2024, maintaining robust growth for three consecutive years.

- » **The NPL (Non-Performing Loan) ratio was strictly controlled at 1.76%, ensuring operational safety.**
- » Vietbank also recorded **strong customer growth (+59.5%)** in 2025, together with redundant in non-lending business activities such as insurance and foreign exchange.

During 2025, Vietbank invested in core platforms, accelerated digitalization and expanded multi-channel transaction capabilities for both individual and corporate customers. We upgraded our digital applications with AI and increased process automation to improve customer experience and operational efficiency. These initiatives have laid a solid foundation for comprehensive digital transformation and restructuring in the coming period.

We identify 2026 as a pivotal phase in Vietbank's comprehensive restructuring. The Board of Directors directs the entire organization to focus on the following strategic pillars:

- (i) Comprehensive Restructuring and Administration Enhancement:** Finalizing our organizational model that balances centralized management with decentralized execution, and strengthening individual accountability and implementation efficiency;
- (ii) Efficiency and Safety-Driven Growth:** Rebalancing the credit portfolio in line with shifts in economic cash flows; Improving NIM (Net Interest Margin), optimizing cost of funds and enhancing resource efficiency; Strengthening risk management capabilities toward international standards (Basel III);
- (iii) Acceleration of Digital Transformation and Data Capabilities:** Building a centralized data platform; automating processes and fully digitalizing operations; and developing long-term technological capacity and system architecture.

(iv) Enhancement of Competitiveness and Customer Experience: Developing products based on the principle of "Right Customer - Right Solution;" strengthening sales capabilities and portfolio management; and expanding our ecosystem through Open APIs and Fintech partnerships.

(v) Human Resources and Corporate Culture Development: Building a professional, disciplined, and proactive workforce; and promoting responsibility and execution capability across the organization.

Vietbank remains committed to **growth that is safe, efficient and sustainable**, continues to implement ESG (Environmental, Social, and Governance) standards, strengthens social responsibility and contributes positively to our national economic development.

We pledge to consistently innovate, sharpen our competitive edge, and optimize operational performance to deliver sustainable value to our Shareholders, Customers, and Partners.

Once again, I extend my heartfelt thanks for your trust and partnership. The Board of Directors is confident that with determination and unity across the organization, Vietbank will continue to make steady progress in the period ahead.

Sincerely,

CHAIRMAN OF THE BOARD OF DIRECTORS



DUONG NHAT NGUYEN



ECONOMIC CONTEXT

Global Economic Overview

In 2025, the global economy continued to experience complex and unpredictable developments, influenced by multiple risk factors and inflations:

- » A tariff war erupted, disrupting global trade flows and cross-border investment;
- » Geopolitical tensions escalated between the world's two largest powers, the United States and China;
- » Armed conflicts in Russia-Ukraine and parts of the Middle East continued to evolve unpredictably;
- » Potential conflict risks persisted in parts of South America and The Asia-Pacific region;
- » Natural disasters and extreme weather events severely affected livelihoods and socio-economic development in multiple countries.

These factors slowed the momentum of the global economy. At the same time, rapid technological advances created new growth drivers and helped reshape the global economic order. Although global growth moderated to approximately 2.8–3.2% in 2025, the world economy demonstrated notable resilience in the face of mounting macroeconomic pressures, even as major economies decelerated.

Domestic Economic Overview:

Against this backdrop, under the leadership of the Party, with the support of the National Assembly, and proactive, flexible and decisive direction by the Government and the Prime Minister - together with close coordination from ministries and local authorities and the unity and support of the public and business community - Vietnam's socio-economic performance in 2025 showed a strong and broad-based recovery. GDP growth reached an impressive 8.02%, placing Vietnam among the world's top 32 economies:

- » GDP grew 8.02% in 2025, one of the highest rates in the 2011–2025 period and among the leading growth rates globally;
- » Total import-export turnover reached USD 930.07 billion (up 18.2%); export was USD 475.06 billion (up 17%) and import USD 455.01 billion (up 19.4%), resulting in a trade surplus of USD 20.05 billion;
- » The annual Consumer Price Index (CPI) rose 3.31% in 2025; core inflation increased 3.21%, meeting the National Assembly's targets;
- » The average USD exchange rate rose by approximately 3.92–3.94% year-on-year;
- » Broad money (M2) expanded strongly by 14.98% at year-end 2025, and capital mobilization by credit institutions increased by roughly 14% over the previous year;
- » Credit growth reached 19.01% by year-end 2025, amounting to VND 18.58 million billion.

In addition, the State Bank of Vietnam maintained its policy interest rates, facilitating access to lower-cost funding for credit institutions and enabling them to support the economy. It also continued to direct banks to reduce operating costs, accelerate IT application and digital transformation, and pursue other measures aimed at lowering lending rates. Banks were encouraged to share part of their profits to help households and businesses access bank credit, thereby supporting economic activities.

As a result, lending rates continued to trend downward, allowing businesses and households to obtain loans at more favorable rates than before.

VIETBANK DELIVERS STRONG PERFORMANCE AND EXCEEDS OUR 2025 TARGETS

In 2025, despite ongoing challenges facing Vietnam's economy and banking sector, Vietbank achieved impressive growth.

Through proactive and flexible decision-making, continuous product and service enhancements, improved human capital quality and labor productivity, investments in technology and AI, selective and safety-oriented market share expansion, and strict compliance with the State Bank's safety ratios and relevant laws and regulations, Vietbank delivered solid business results:

- » **Profit before tax for 2025 reached VND 1,532 billion, up 35.4%** compared with 2024, achieving 87.5% of the target set by the BOD.
- » **Total assets reached VND 196,771 billion, up 20.8%** from the beginning of the year and **achieving 109% of the plan**. The asset portfolio continued to be rebalanced toward higher-yielding assets, which consistently accounted for 96% of the portfolio.
- » **Total Outstanding Loans stood at VND 108,440 billion, up 15.8%** and reaching 96.8% of the target. Credit growth was maintained within the limits permitted by the State Bank of Vietnam.
- » **Total capital mobilization amounted to VND 125,095 billion, up 11.2%** and achieving 94.8% of the plan. The capital structure remained diversified, ensuring stability, liquidity safety and reasonable funding costs.

- » **Vietbank's charter capital increased sharply by approximately 50.8%** in 2025 (**from VND 7,139 billion to VND 10,769 billion**), exceeding the target at 108%.
- » Throughout 2025, Vietbank complied with the State Bank's regulatory limits and safety ratios. **The NPL ratio** under Circular 31 was **1.76%**; **the Capital Adequacy Ratio (CAR) was 13.42%**.
- » Vietbank is also preparing to transfer our listing from UPCOM to HOSE, with completion expected by the second quarter of 2026 at the latest. This move represents a comprehensive step up in transparency and administration standards. It aims at widening Vietbank's access to institutional investors, foreign investors and investment funds, thereby improving market liquidity and enhancing valuation multiples such as P/B and P/E.

BUSINESS PLAN FOR 2026

2026 Macroeconomic Forecast

Vietnam Economic Prospects

- » Vietnam is expected to sustain high growth in 2026 - potentially above 10%. However, this presents complex macro-management challenges. The State Bank of Vietnam (SBV) will be under multi-directional pressure: maintaining low interest rates to stimulate growth while capping inflation at 4.5% and ensuring exchange rate stability.
- » Achieving double-digit GDP growth in 2026 is a top priority in the first year of the 14th Party Central Committee’s term. However, pushing growth too aggressively would likely create adverse effects on other macro indicators. To preserve macro balances at certain points during 2026, monetary policy is likely to be conducted in a “moderately cautious to cautious” manner, which could materially affect the banking sector generally and Vietbank specifically.
- » Interest-rate and exchange-rate trends:
 - Interest rates will remain under upward pressure because inflation expectations are still elevated; system-wide mobilization growth in 2025 fell short of lending growth by about VND 600,000 billion, and there is limited room for OMO (Open Market Operations) injections via government bond collateral.
 - The USD/VND exchange rate is projected to rise roughly in line with the inflation target, at about 4.5%.
- » Fiscal policy: With a projected budget deficit of 4.5%–5.0% of GDP, the government is expected increase government bond issuance. This will likely push benchmark G-Bond yields toward the 4% - 4.5% range, lifting the overall market interest-rate floor.

Vietnam Banking Sector

- » The banking sector is forecast to register continued credit growth (around 16%) and profit growth (15%–20%), but the operating environment will become significantly more challenging.
- » Material liquidity risks: Beyond NPL risks from real estate, system liquidity will face strong pressure. New policies affecting the gold market, crypto assets, and peer-to-peer lending, together with a recovery in the real-estate channel, will attract large pools of capital. This will intensify competition for deposits and drive up funding costs.
- » Regulatory and Governance Environment:
 - Credit Limits: It is likely that credit quotas will effectively remain in place throughout 2026 as a macro-management tool.
 - Restructuring Requirements: Early-2026 policies are expected to emphasize restructuring commercial banks, with a focus on raising equity and expanding total assets.
- » “Greater divergence” trend: Differences across bank groups will widen. Well-capitalized large banks will consolidate their positions, while smaller banks will face dual pressures – shrinking net interest margins (NIM) and lagging behind in the race to digitalize.

Macro Indicator	2026 Forecast	Impact Analysis on the Banking Sector
GDP Growth	10% or higher, driven by public investment.	<ul style="list-style-type: none">» Positive: generation of strong credit demand.» Challenge: Credit risk concentration in construction, real estate, trade, and services.
Inflation (CPI)	High inflationary pressure; target around 4.5%.	<ul style="list-style-type: none">» If inflation accelerates, the SBV may need to raise policy rates or tighten VND liquidity.

Interest Rate Floor	Deposit and lending rates likely to rise noticeably.	<ul style="list-style-type: none">» Higher deposit costs causing increase of funding expenses across the sector.» Significant compression of NIM.» Credit risk may rise as borrowers’ repayment capacity weakens.
Exchange Rate & Global Context	USD/VND expected to appreciate around 4.5% as the USD remains strong and the Fed maintains higher rates.	<ul style="list-style-type: none">» Increase of cost of foreign-currency funding.» Higher risk for corporates with large FX liabilities, affecting banks’ asset quality.
Credit Limits	Although formally targeted for removal, credit room is likely to remain a practical supervisory tool of SBV in 2026.	<ul style="list-style-type: none">» Inhibition of potential breakthrough growth; requiring banks to focus on selective and efficient growth.» Causing trouble developing long-term business plans.
Regulatory and Administration Environment	Stricter restructuring and system-strengthening measures are expected.	<ul style="list-style-type: none">» Pressure to raise equity and asset scale.» Potential spike in M&A (Mergers & Acquisitions) activity within the industry.

Vietbank’s Business Plan for 2026

Strategic Focus of Vietbank’s Business and Financial Plan for 2026

To achieve sustainable growth and strengthen our position during the banking sector’s restructuring, Vietbank will focus on the following core initiatives:

Strengthening Financial Capacity and Ensuring Operational Safety

Vietbank regards charter capital increase as a top priority to improve the Capital Adequacy Ratio (CAR), create room for credit expansion and enhance resilience to market volatility. Strengthening capital is the foundational requirement for delivering the bank’s long-term strategic objectives.

Optimizing Funding Costs through CASA Breakthroughs

Leveraging digital transformation as a catalyst, Vietbank will enhance customer experience and broaden our digital product and service ecosystem. The strategic objective is to achieve a material increase in current account and savings account (CASA) share, thereby optimizing our funding structure and reducing operating costs.

Customer-centric Product Innovation

Moving away from traditional product distribution, Vietbank will shift to designing tailored financial solutions for specific individual and corporate customer segments. Credit and other products will be developed on the principle of “Right Customer – Right Solution,” ensuring practical value and effectiveness for customers.

Flexible Risk Management and Market Expansion

Vietbank will build a modern risk-management framework that is rigorous yet adaptable. We will proactively adjust our risk appetite to align with evolving conditions and will pursue opportunities in high-potential market segments and emerging sectors, alongside our traditional business lines.

Commitment to the Industry’s Strategic Direction

Vietbank will proactively engage in transparent reporting and strategic communication with the State Bank and regulatory authorities. We are committed to playing an active, responsible role in the sector’s restructuring roadmap and contributing to the stability and healthy development of the broader financial system.

Business Plan for 2026

Unit: VND billion, %

Indicator	Actual 2025	Planned 2026	Increase Compared to 2025	Growth Rate Compared to 2025
Total Assets	196,771	230,000	33,229	16.9%
Total Outstanding Loans	108,440	134,000 (*)	25,560	23.6%
Total Capital Mobilization	125,095	155,000	29,905	23.9%
Pre-Tax Profit	1,532	2,100	568	37.1%
Number of Customer	274,287	437,600	163,313	59.5%
Non-Performing Loan Ratio (NPL)	1.76%	≤ 2.5%	in compliance	
Cost to Income Ratio (CIR)	47.72%	≤ 42%		
Return on Equity (ROE)	11.45%	≥ 13.5%		

Note: (*) Vietbank’s credit growth plan for 2026 will be adjusted to align with the credit limit set by the State Bank of Vietnam, based on Document No. 11686/NHNN-CSTT dated December 31, 2025 or any replacement document (if applicable).



BRIEF

INTRODUCTION OF VIETBANK

GENERAL INFORMATION

Vietnamese name: **NGÂN HÀNG TMCP VIỆT NAM THƯƠNG TÍN**
English name: **VIETNAM THƯƠNG TIN COMMERCIAL JOINT STOCK BANK**
Short name: **VIETBANK**
Headquarters: **47 Tran Hung Dao Street, Phu Loi Ward, Can Tho Province**
Ho Chi Minh City Office: **62A Cach Mang Thang Tam Street, Xuan Hoa Ward, HCMC**
Hotline: **1800 1122**
Email: **vietbank@vietbank.com.vn**
Website: **www.vietbank.com.vn**
Stock code: **VBB**
Listing Exchange: **UPCOM**

CHARTER CAPITAL

10.769

BILLION VND

PERSONNEL

3.060

EMPLOYEES

(Updated on
December 31, 2025)

NETWORK

132

BUSINESS CENTERS

30 Branches & 102 Transaction
Offices nationwide



VISION, MISSION & CORE VALUES



VISION

Striving to be a leading retail bank in Vietnam, guided by the principles: "GROWTH - SAFETY - EFFICIENCY - SUSTAINABILITY".



MISSION

Maximizing every aspect of operations to deliver utmost value to customers, partners, investors, and employees while actively fostering community and societal development.



CORE VALUES

Integrity: We act with honesty, transparency, fairness, and consistency between words and actions. We honor our commitments and strictly adhere to regulations and professional ethical standards. We prioritize the interests of our customers and the Bank above personal gain, maintaining a firm stance against fraud and conflicts of interest.

Efficiency: We optimize resources and processes to achieve high-quality results on schedule. We continuously enhance service quality to deliver sustainable value to our customers, shareholders, and the Bank.

Expertise: We possess a deep understanding of customer needs, products, operational processes, market trends, and legal requirements to provide practical advice, execute correctly, and make sound decisions.

Compliance: We strictly adhere to the laws, regulations of the State Bank of Vietnam, and the Bank's internal policies and procedures, ensuring systemic safety and effective risk management across all activities.



Throughout 19 years of our establishment and development, Vietbank has steadily asserted our position in financial market and cultivated a solid foundation and resilient internal strength. Building on this legacy, Vietbank continues to elevate our spirit of "Strength and Soaring High," and is ready to make a breakthrough in our next chapter.



OF SHAPING VALUE

Over the course of 19 years, Vietbank has established a remarkable legacy of construction and development, embodying a business philosophy rooted in "TRUST," mirroring its very name: Vietnam Thuong Tin (Trust) Commercial Joint Stock Bank.



2022

Vietbank made significant achievements: its total assets exceeding **VND 110,000 billion**; its workforce teaming up nearly 2,600 employees and its comprehensive network expanding to **118 business centers** nationwide.



2021

Vietbank contributed hundreds of billions of Vietnamese dong to nationwide pandemic prevention efforts and thousands of billions of dong to implement policies such as fee reductions, interest rate reductions, and loan repayment extensions to support customers. Its charter capital increased to **VND 4,777 billion**.



2007

On February 2, 2007, Vietbank was established in Soc Trang with an initial charter capital of **VND 200 billion**.



2023

Vietbank was honored with the following awards by reputable organizations: Outstanding Asian Enterprise, Strong Brand - Sustainable Development, Top 50 Largest Enterprises in Vietnam, Top 100 Leading Employers in Vietnam, Top 10 Best Working Places in Vietnam, Top 50 Most Excellent Growing Enterprises in Vietnam, Outstanding Bank for the Community, Top 10 Gold-Quality Services for Consumer Rights, Top 10 Competitive Brands in Vietnam 2023, Excellence in Innovation... These awards continue to be evidence of the trust that customers, partners, and shareholders have placed in Vietbank.



2020

Despite the adverse effects of the Covid-19 pandemic, Vietbank overcame the obstacles and successfully established 5 new business centers throughout the country.



2009

Vietbank accelerated the development of its nationwide business center network.



2024

The total assets reached VND 162,855 billion. The charter capital amounted to VND 7,139 billion. The bank's workforce teamed up nearly **3,000 employees** and its banking network expanded to **132 business centers** nationwide, with 14 new transaction offices.



2025

Total assets reached VND 196,771 billion, while charter capital rose to **VND 10,769 billion**. Vietbank was assigned a 'B+' rating with a stable outlook by Fitch Ratings. This international credit rating serves as a global recognition of our system-wide efforts in enhancing administration capabilities and strengthening market credibility.



2019

The official trading of Vietbank's stock code VBB was accompanied by the successful conversion of its core banking system and the opening of 18 new business centers. The bank's charter capital witnessed a substantial increase, reaching **VND 4,190 billion**.



2017

Vietbank upgraded its Core Banking system with an investment budget of more than USD 4 million. The charter capital increased to **VND 3,249 billion**.



2013

Vietbank Building in Hanoi officially came into operation, marking Vietbank's important development milestone in the Northern region.

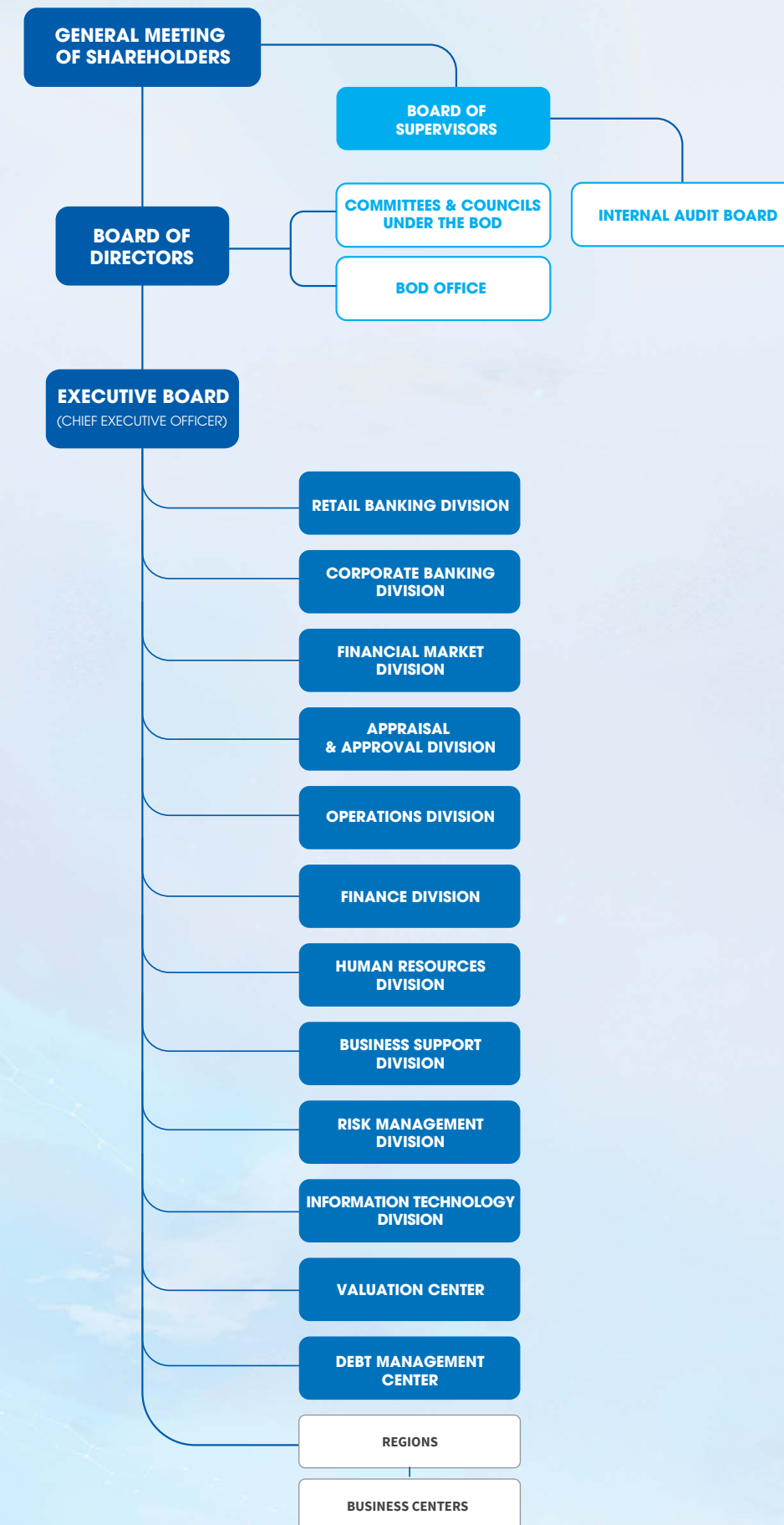


2015

Vietbank inaugurated its **office in Ho Chi Minh City** with a total area of over 15,000 m2 and set up many branches and transaction offices in the Central Region, the Central Highlands, the Southwest and the Southeast regions.



ORGANIZATION CHART



EMPLOYMENT POLICIES

In spite of the volatile economic situation and many challenges confronting the finance and banking industry, Vietbank consistently upheld and implemented policies designed to stabilize and continuously enhance the capabilities of our workforce, ensuring the seamless execution of business activities and the provision of effective customer services. These policies are:



Employee Safety, Health and Welfare Policy

Vietbank strictly complies with labor laws and regulations. In addition to statutory insurance schemes – social, health and unemployment insurance – and full observance of occupational safety and hygiene standards as set out in our Internal Labor Regulations and Collective Labor Agreement, the Bank has provided supplementary health insurance programs such as “Vietbank Cares” and personal accident insurance for employees to enhance protection and give staff greater peace of mind.

Vietbank places strong emphasis on employees’ material and mental well-being through a range of welfare programs, including annual health check-ups, company retreats and team-building trips, allowances and bonuses for holidays. We also implement a seniority-based reward policy to honor long-term commitment. These policies help motivate our workforce, improve their quality of life, and foster a highly cohesive working environment.

Compensation, Bonuses, Career Advancement, and Other Benefits

Vietbank employs a flexible compensation, bonus, and benefits mechanism directly linked to performance and the specific contributions of individuals and units. Our remuneration policies are designed to be competitive, transparent, and market-aligned to attract and retain high-quality talent that fits our organizational culture.

The Bank also runs timely recognition and reward programs for individuals who deliver outstanding results and make significant contributions to our business performance and development. At the same time, Vietbank establishes clear career development paths and promotion opportunities for every role, enabling employees to refine their competencies, increase their professional value and build long-term careers with us.

Beyond standard salary, bonuses and benefits, Vietbank offers preferential loan packages exclusively for employees. Preferential interest rates are reviewed and adjusted based on performance assessments, thereby encouraging effort and recognizing individuals’ notable contributions to the Bank.



THE BOARD OF DIRECTORS (BOD)



Mr. **DUONG NHAT NGUYEN**

BOD Chairman
Master of Business Administration at Keller Graduate School of Management - DeVry University (USA)

Working Experience

- He has more than 17 years of experience in business, finance and banking sector.
- He joined Vietbank's Executive Board from January 2013 as Deputy CEO.
- From 2013 to before April 26, 2021, he held several administrative and executive positions at Vietbank: BOD Member cum Deputy CEO, BOD Vice Chairman cum Deputy CEO, BOD Vice Chairman for the term 2016-2020. In addition, he was also the Head of the Steering Committee for Vietbank's transformation projects such as: Salary Project, Rebranding Project, Core Banking Project, Digital Bank Project, etc.
- Since April 26, 2021, he has served as the BOD Chairman of Vietbank for the term 2021-2025, Head of the Strategy and Transformation Board, and Chairman of the Human Resources Committee under Vietbank's Board of Directors.

Mr. **NGUYEN HUU TRUNG**

BOD Vice Chairman and BOD Independent Member
Master of Business Administration
University of Toronto (Canada)

Working Experience

- He held numerous management and executive positions at large financial institutions such as: Director of Operations for International Banking of Bank of Montreal (Canada), Executive Vice President of Caisse Centrale Desjardins (Canada), Financial Advisor of Canadian International Development Agency (CIDA), Member of the Brass Project Board - supported the Banking Supervision Agency and the State Bank of Vietnam to implement the Basel 2 remote monitoring program for Vietnam's banking system.
- Since April 26, 2021, he has served as the BOD Vice Chairman and BOD Independent Member of Vietbank for the term 2021-2025, as well as the Head of Vietbank BOD's Risk Management Council.

Ms. **QUACH TO DUNG**

BOD Member
Bachelor of Business Administration - University of Economics Ho Chi Minh City
Bachelor of Politics - Ho Chi Minh City National Academy of Politics

Working Experience

- Before joining Vietbank, she held several important positions such as: Vice Chairman of the People's Committee of District 11 of Ho Chi Minh City, Standing Deputy Director of Ho Chi Minh City Department of Industry and Trade...
- She was a BOD member of Vietbank for the term 2016-2020 and at the General Meeting of Shareholders 2021 she was re-elected as a BOD Member of Vietbank for the term 2021-2025.

Ms. **LE THI XUAN LAN**

BOD Member
Bachelor of Economics
University of Economics Ho Chi Minh City

Working Experience

- She has many years of experience in accounting and management at many enterprises, was the chief accountant at: Dai Hong Phat Company, Dai Dong Nguyen Company, Hoa Lam Investment Development Joint Stock Company, Cho Dui Trading Service Co., Ltd.
- She also held the role of Head of the Board of Supervisors at Vietbank for the term 2016-2020.
- From April 26, 2021 onwards, she has been a BOD member of Vietbank for the term 2021-2025.

Ms. **LUONG THI HUONG GIANG**

BOD Member
Bachelor of Economics
National Economics University, Hanoi

Working Experience

- She has 25 years of experience in business, real estate and banking and has held numerous management positions such as: Head of Accounting Department, Branch Manager of Hoa Lam Development Investment Joint Stock Company, Representative Head of Berjaya Gia Thinh Investment Technology Joint Stock Company, Deputy Director of Marketing Communications, and Deputy Head of Vietbank's Northern Region Office.
- Since April 26, 2021, she has been a BOD Member of Vietbank for the term 2021-2025.

BOARD OF SUPERVISORS



1

Mr. **HUA NGOC NGHIA**
Head of the Board of Supervisors
Bachelor of Economics
University of Economics Ho Chi Minh City

Working Experience

- » He has extensive experience in Finance and Banking field and held many important positions at the following organizations:
 - Head of Internal Audit Team, Board Office Specialist, Internal Auditor
 - Deputy Chief Auditor at Saigon Thuong Tin Commercial Joint Stock Bank (Sacombank).
- » He is currently Head of the Board of Supervisors at Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank).

2

Mr. **MAC HUU DANH**
Specialized Member of the Board of Supervisors
Bachelor of Economics – Higher School of Banking, Ho Chi Minh City (Banking Academy)
Bachelor of Foreign Languages - Hanoi University of Foreign Languages

Working Experience

- » He has many years of working experience in banking and finance and has held many important positions at the following organizations:
 - Deputy Head of External Relations Department at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Ho Chi Minh Branch.
 - Head of Payment and Remittance Department at Deutsche Bank - Ho Chi Minh Branch.
 - Deputy CEO at Saigon Thuong Tin Commercial Joint Stock Bank (Sacombank).
 - Deputy CEO at Sacombank Securities Company - SBS.
 - Member of the Supervisors' Board at Hong Leong Bank Vietnam.
 - Deputy Head of Internal Audit Board at Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank).
- » He is currently a specialized member of Vietbank's Board of Supervisors.

3

Ms. **NGUYEN DO XUAN DUNG**
Specialized member of the Board of Supervisors
Bachelor of Accounting, Bachelor of Law
University of Economics Ho Chi Minh City

Working Experience

- » She has many years of working experience in financial accounting and worked at the Internal Audit Board of Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank).
- » She is currently a specialized member of Vietbank's Board of Supervisors.

2

1

3

EXECUTIVE BOARD



Ms. **TRAN TUAN ANH**

CEO (*)
Bachelor of Finance and Credit - Ho Chi Minh University of Banking
Master of Laws specializing in Economic Law - Ho Chi Minh City University of Law

Mr. **NGUYEN TIEN SY**

Deputy CEO (*)
Master of Business Administration
Griggs University (USA)

Ms. **PHAM THI MY CHI**

Deputy CEO (*)
Bachelor of Finance and Credit
Ho Chi Minh University of Banking

Mr. **PHAM DANH**

Deputy CEO
Master of Finance, Currency and Credit
University of Economics
Ho Chi Minh City

Mr. **LE THANH QUY NGOC**

Deputy CEO (*)
Master of Business Administration (Executive) - RMIT University Vietnam
Bachelor's degree - Monash University, Australia
() Since February 2026, he has been appointed Acting CEO of Vietbank by the Board of Directors.*

Mr. **PHAM LINH**

Deputy CEO
PhD in Business Administration - Preston University
Master's in Banking and Finance - University of Economics
Ho Chi Minh City

Working Experience

- With more than 27 years of experience in the finance and banking industry, Ms. Tran Tuan Anh has held various management and executive positions in banks such as: Deputy Head of Real Estate Services Department, Head of HDBank's Legal Affairs Department; CEO Assistant cum Head of Legal Affairs Department, BOD Member cum Deputy CEO at BVBank; Deputy CEO, Acting CEO, BOD Member and CEO at KienlongBank; BOD Chairman Assistant at Vietbank.
- Since August 14, 2023, Ms. Tran Tuan Anh has held the position of CEO at Vietbank.
- (*) She resigned from her position at Vietbank as of February 2, 2026.

Working Experience

- With over 17 years of experience as Deputy CEO in a 100% foreign-owned enterprise and extensive senior management experience in multinational corporations and organizations, he is also a visiting lecturer at various universities and an Expert Consultant in investment, finance, and real estate.
- He joined Vietbank in March 2021 as a Deputy CEO. Currently, he is the Deputy CEO responsible for external affairs and priority customer care.
- (*) He resigned from his position at Vietbank as of February 2, 2026.

Working Experience

- She has over 32 years of experience in banking, financial accounting, and has held senior management positions such as Deputy CEO cum Chief Accountant at KienlongBank; Deputy CEO in charge of Financial Accounting at BVBank; Deputy CEO cum Chief Accountant at HDBank.
- Since June 2024, she has been appointed by the BOD as Deputy CEO and Chief Accountant, responsible for guiding the Internal Service Center and overseeing the entire accounting function of the bank.
- (*) In June 2025, she resigned from her position as Chief Accountant of Vietbank; in July 2025, she resigned from her position as Deputy CEO of Vietbank.

Working Experience

- He has more than 17 years of experience in the banking industry, holding many management positions across credit institutions and Vietbank.
- At Vietbank, as Deputy Director of the Ho Chi Minh Branch, he developed the Van Hanh Transaction Office into the Saigon Branch.
- In November 2017, he was appointed as Deputy CEO cum Director of Saigon Branch by Vietbank's Board of Directors.
- During his service he occupied a number of senior management positions, such as Deputy CEO and Director of Ho Chi Minh City Region 2, Deputy CEO and Director of Ho Chi Minh City Zone 2, and Deputy CEO and Director of Region 4.
- He has served as Vietbank's Deputy CEO since February 2026.

Working Experience

- He has more than 18 years of experience in finance and banking, having held multiple management and specialist roles at domestic and international financial institutions. Prior to joining Vietbank, he held senior management positions including Director of Risk Management Division and Director of the Money Market Division at OCB; Director of Credit Division at Hong Leong Bank Vietnam (one-member limited liability bank); Head of Corporate Risk Management Department at HSBC Vietnam (one-member limited liability bank); and Head of Payments Department at Citibank N.A., among others. He also served as Senior National Advisor on Compliance and Risk Management at M-Pay Technology Joint Stock Company (Airpay Vietnam).
- He joined Vietbank in August 2024 as Director of Risk Management Division and has been appointed Deputy CEO by the BOD since June 2025.

Working Experience

- He has over 30 years of experience in banking, finance and securities, holding numerous senior management roles at both domestic and international financial institutions.
- Throughout his career, he served as Deputy CEO at various credit institutions for many years, Sales Director; Head of Credit Management Department; and he was CEO of Vietnam International Securities Joint Stock Company.
- He joined Vietbank in January 2025 and has been appointed Deputy CEO by the Board of Directors.

CURRENT EXECUTIVE BOARD



Mr. **LE THANH QUY NGOC**
Acting CEO
Master of Business Administration (Executive) - RMIT University Vietnam
Bachelor's degree - Monash University, Australia



Mr. **PHAM LINH**
Deputy CEO
PhD in Business Administration - Preston University
Master's in Banking and Finance - University of Economics Ho Chi Minh City



Mr. **PHAM DANH**
Deputy CEO
Master of Finance, Currency and Credit
University of Economics
Ho Chi Minh City



Ms. **TRAN THI NGOC LY**
Deputy CEO
Master's in Economics - University of Economics Ho Chi Minh City
Bachelor's in English - University of Social Sciences and Humanities, Ho Chi Minh City



Ms. **NGUYEN THI THUY MINH**
Chief Accountant
Bachelor's in Accounting – College of Business, UEH University

Working Experience

- He has more than 18 years of experience in finance and banking, and held multiple management and specialist roles at domestic and international financial institutions. Prior to joining Vietbank, he held senior management positions including Director of Risk Management Division and Director of the Money Market Division at OCB; Director of Credit Division at Hong Leong Bank Vietnam (one-member limited liability bank); Head of Corporate Risk Management Department at HSBC Vietnam (one-member limited liability bank); and Head of Payments Department at Citibank N.A., among others. He also served as Senior National Advisor on Compliance and Risk Management at M-Pay Technology Joint Stock Company (Airpay Vietnam).
- He joined Vietbank in August 2024 as Director of Risk Management Division and has been appointed Deputy CEO by the BOD since June 2025.
- Since February 2026, he has been appointed Acting CEO of Vietbank by the Board of Directors.

Working Experience

- He has over 30 years of experience in banking, finance and securities, holding numerous senior management roles at both domestic and international financial institutions.
- Throughout his career, he served as Deputy CEO at various credit institutions for many years, Sales Director; Head of Credit Management Department; and he was CEO of Vietnam International Securities Joint Stock Company.
- He joined Vietbank in January 2025 and has been appointed Deputy CEO by the Board of Directors.

Working Experience

- He has more than 17 years of experience in the banking industry, holding many management positions across credit institutions and Vietbank.
- At Vietbank, as Deputy Director of the Ho Chi Minh Branch, he developed the Van Hanh Transaction Office into the Saigon Branch.
- In November 2017, he was appointed as Deputy CEO cum Director of Saigon Branch by Vietbank's Board of Directors.
- During his service he occupied a number of senior management positions, such as Deputy CEO and Director of Ho Chi Minh City Region 2, Deputy CEO and Director of Ho Chi Minh City Zone 2, and Deputy CEO and Director of Region 4.
- He has served as Vietbank's Deputy CEO since February 2026.

Working Experience

- She has more than 28 years of experience in banking, and held a variety of management roles across both business units and head office functions. At Shinhan Bank Vietnam (one-member limited liability bank), she served as Director of Human Resources for SmartCredit Division and Director of Wealth Management Department. Earlier, she held HR management positions at HDBank and OCB.
- She also spent nearly 20 years at Mekong Housing Development Bank (MHB), holding multiple management positions from branch level to head office.
- She joined Vietbank in March 2025 as Head of Human Resources and has been appointed Deputy CEO in charge of the HR Division by the Board of Directors since 2 February 2026.

Working Experience

- She has over 23 years' experience in banking finance and accounting. During her career she has held specialist and management roles at financial institutions, including Head of Internal Audit Board, Chief Accountant, and Head/Deputy Head of Head Office Accounting Department at OCB.
- She joined Vietbank on 3 June 2025 as Head of Accounting Department under Finance Division, and on 28 June 2025 the Board appointed her Chief Accountant while retaining her role as Head of Accounting Department.

PRODUCTS AND SERVICES

Vietbank provides highly secure and safe digital banking services alongside multifunctional card products that enable customers to conduct transactions with ease and enjoy thousands of offers across shopping, dining, travel, education, and healthcare.

CARDS AND DIGITAL BANKING SERVICES

CARD PRODUCTS

LOCAL CARDS

- » Vietbank Napas Debit
- » Vietbank Napas Prepaid
- » Vietbank Napas Credit

INTERNATIONAL CARDS

Visa International Cards

- » Vietbank Visa Credit: Visa Mystyle, Visa Luxury
- » Vietbank Visa Debit
- » Vietbank Visa Prepaid

Visa International Cards

- » Vietbank Mastercard Credit: Mastercard Happy, Mastercard Lifecare
- » Vietbank Mastercard Debit: Mastercard Mystyle, Mastercard Luxury
- » Vietbank Visa Prepaid

DIGITAL BANKING

- » SMS Banking
- » Internet Banking
- » Vietbank Digital

DIGITAL BANKING PRODUCTS & SERVICES

Accounts

- » Payment Deposit Accounts
- » Savings Accounts
- » Loan Accounts
- » Online eKYC Accounts
- » Cards

Transfer Money within Vietbank's System

- » Transfer money with the same account holder
- » Transfer money to a different account holder
- » Transfer money to a mobile phone number
- » Gift giving

Transfer Money outside Vietbank's System

- » Citadel Money Transfer
- » Express Transfer Napas 247
- » QR Code Transactions
- » International money transfer

Bill Payments

- » Utility Bill
- » Tuition Fees and Medical Bills
- » Consumer Loans
- » Top up ePASS/ VETC
- » Condominium fees
- » Cable TV and Telecommunications
- » Online Prepaid Mobile Recharge

Utilities

- » Hotel Booking and Flower Order
- » Train, Flight and Movie Tickets
- » Taxi Booking
- » VnShop Shopping
- » Order & Delivery
- » Book a golf course
- » Book sports and entertainment tickets

Card Management

- » Activate a card
- » Set/change PIN
- » Lock/unlock a card
- » Pay off your own/ other's credit card balance
- » Recharge prepaid cards
- » View credit card statement
- » Manage card transactions

Online Savings

- » Open an online savings account
- » Open an online options savings account
- » Open an online promotion savings account
- » Final settlement of the online savings

Transaction Verification

- » Soft OTP
- » FacePay
- » SMS OTP



INDIVIDUAL CUSTOMERS

Vietbank consistently offers a wide range of products and services to meet the various financial needs of Individual Customers. In 2025, Vietbank introduced several new multifunctional products and enhanced existing ones to complete our portfolio and diversify our services for Individual Customers.

Savings

- » Multi-Utility Savings
- » Future Savings
- » Option Savings
- » Term Savings
- » An Loc Middle-Aged Savings
- » Phat Loc Savings
- » Online Term Deposit
- » Online Option Term Deposit
- » Certificate of Deposit

Payment Accounts

- » VB 4.0 Payment Accounts
- » VB 4.0 Ultra Payment Accounts
- » eKYC Payment Accounts

Insurance-linked Products

Life Insurance

- » Hanwha Life - Reliable Partner (Dong Hanh Vung Buoc)
- » Hanwha Life - Fulfilled Life Program (Dong Hang Song Thoa Chat)
- » Companion Plan (Cancer Protection)

Non-life Insurance

- » Health Insurance
- » Cancer Insurance
- » Critical Illness Insurance
- » Comprehensive Financial Protection
- » Home Insurance
- » Vehicle/Ship/Cargo Insurance...
- » Travel Insurance

Real Estate Loans

- » An Cu Thinh Vuong (Home Stability & Prosperity) - Residential Mortgage for Land/ House Purchases
- » Project Property Purchase Loans
- » Investment Yield Loans

Car Loans

- » Car Loans

Specific Products

- » Loans for Home Finance Development
- » Loan to early repay Corporate Customers ‘s loan(s) at other credit institutions
- » Additional Loans for Rice Trading
- » Loans for Shrimp Farming
- » Installment Loans for Individual Customers

Loans for Life’s Demands (Consumption)

- » Loans for House Construction and Repair
- » Loans for Consumption
- » Overdraft loans for Payment Accounts
- » Unsecured Consumption Loans
- » Loans secured by savings issued by Vietbank
- » Unsecured Consumer Loans for Employees of Schools, Hospitals, Administrative and Non-Business Units
- » Loans for the Life’s Demands of Vietbank’s Employees or Their Relatives
- » Consumer loans without collaterals for employees at Gia An 115 Hospital and City International Hospital (CIH)

Loans for Business Activities

- » Loans for Working Capital Supplementary
- » Loans for Medium and Long-Term Business Production
- » Loans for Business Cooperation

CORPORATE CUSTOMERS

Besides advancing services that support business growth, Vietbank consistently focuses on enhancing security, minimizing risks, and maximizing the benefits of our products and services to become a trusted partner for enterprises.

LOAN PRODUCTS

- » Short-term Working Capital Financing for Businesses
- » Fast-Disbursement Loans for SMEs (VB Super)
- » Fast Limit Renewals for SMEs
- » Corporate Loans Secured by Credit Guarantee Fund (CGF) Certificates for SMEs
- » Loans for Startups
- » Deposit-Backed Loans for Businesses
- » Corporate Overdraft Facilities
- » Loans for Early Repayment of Corporate Debts to Other Credit Institutions
- » Corporate Car Loans
- » Contractor Financing for Construction Works

TRADE FINANCE PRODUCTS

- » Pre-shipment Export Financing
- » Export L/C Financing
- » Export Bill and Document Discounting
- » Import Financing

PAYMENT ACCOUNTS

- » VB-Biz Preferential Payment Account Package
- » Transaction Deposit Accounts
- » Escrow AccountS

TERM DEPOSITS

- » Corporate Term Deposits
- » Online Term Deposits
- » Flexible Corporate Deposits

GUARANTEES

- » Domestic Guarantees
- » Unsecured Bid Bonds for clients participating in the Vietnam National E-Procurement System (VNEPS)

Network System
As of December 31, 2025, Vietbank has 132 business centers, including 30 branches and 102 transaction offices.
Number of branches and transaction offices by year

ANNUAL REPORT 2025 | 39



REMARKABLE IMPRESSIONS IN 2025

In 2025, amid economic volatility and a strong sector-wide shift toward digitization, Vietbank remained committed to a safe, efficient and sustainable strategy while proactively adapting to emerging trends.

We prioritized strengthening our financial capacity, enhancing risk management, ensuring liquidity, and accelerating comprehensive digital transformation with a focus on personalizing customer experience. At the same time, Vietbank invested in financial capability by developing a broader range of products and services to meet rising customer demands, expanding digital channels, and promoting cashless payments.

Driven by the collective determination of entire organization and a clear strategic direction, Vietbank recorded positive results, steadily reinforced our market position and built a robust foundation for our next chapter of breakthrough growth.

01 | VIETBANK SPRANG FORWARD WITH PROSPERITY AND BEST WISHES



On the morning of February 4, 2025, a festive spring atmosphere filled the Bank's head office and 132 transaction centers nationwide as staff returned for the first working day of the Year of Snake. The year 2025 marked Vietbank's 18th anniversary of establishment and growth. Embracing the spirit of "Strength and Soaring High," Vietbank remained steadfast in our commitment to overcoming challenges and moving forward in sync with the nation's era of ascension.

At the event, the leadership team and employees shared expectations and pledged a united effort to drive stronger growth for Vietbank in 2025. Warm greetings, lucky red envelopes and the joy of reunion created a heartfelt, cohesive atmosphere to welcome the new year.



02 | VIETBANK TEAMED UP WITH MICRO FUND TO DIGITISE SERVICES AND GROW SME ACCESS



On 19 February 2025, Vietbank and Micro Fund Joint Stock Company formalised a cooperation agreement at Lim II Building, 62A Cach Mang Thang Tam Street, District 3 - marking a significant step forward in expanding channels for reaching corporate customers and enhance financial solutions.

The collaboration with Micro Fund represents an important milestone in Vietbank's development

strategy. Together with the country's banking system, Vietbank is committed to pioneering the digitalization of data and operational processes to support our digital transformation. The bank aims to delivering flexible, efficient and tailored financial solutions for businesses. With Micro Fund's support, Vietbank gains a powerful new channel to access potential customers and further strengthen our competitive standing in the financial and banking market.

03 | VIETBANK HONORED MEDICAL PROFESSIONALS AT GIA AN 115 AND CITY INTERNATIONAL HOSPITALS ON VIETNAMESE DOCTORS' DAY (FEB 27)



On February 27, 2025, a Vietbank delegation visited City International Hospital and Gia An 115 Hospital to offer congratulations and present flowers to their medical teams.

Vietbank conveyed heartfelt appreciation to the physicians and healthcare workers of both hospitals, recognizing their quiet dedication to protecting and caring for the public's health. Alongside our business activities, Vietbank places strong emphasis on community initiatives, particularly in healthcare, to contribute to sustainable social development.

On this occasion, the Bank also expressed gratitude for the hospitals' partnership and support in disease prevention efforts and in providing regular health care services to Vietbank employees. Going forward, Vietbank looks forward to continuing cooperation by delivering tailored financial and banking solutions to support the hospitals' digitalisation efforts. Through this collaboration, Vietbank aims to assist the hospitals in their journey to become "Smart Hospitals" and to help advance the quality of community healthcare.

04 | VIETBANK HOSTED SPECIAL TRIBUTE TO CELEBRATE INTERNATIONAL WOMEN'S DAY (MARCH 8)

Vietbank held a special appreciation event in celebration of International Women's Day on March 7, 2025. The event attracted participation from more than 3,000 employees across the network as well as female customers, creating a warm, joyful and meaningful atmosphere.

In addition to celebratory activities, attendees had the opportunity to experience Vietbank's modern financial products and services and to receive a range of attractive gifts. The program not only honored women's contributions but also served as a vital bridge for Vietbank to strengthen customer engagement, enhance service experience and support the Bank's business growth.



05 | VIETBANK PRESENTED AWARDS FOR "SEASON OF PLENTIFUL GIFTS" CUSTOMER APPRECIATION PROGRAM



On April 3, 2025, Vietbank held an awards ceremony for our customer appreciation campaign "Season of Plentiful Gifts" at Quang Ngai Branch. The event honored Mr. Cao Phi Hung, the lucky winner of the Grand Prize, marking the successful conclusion of the campaign. Third Prizes and Consolation Prizes were also presented to other fortunate customers who transacted at the branch.

Additionally, more than 100 customers who won gifts in the final lucky-spin draw will collect their prizes at Vietbank transaction points nationwide.

Through "Season of Plentiful Gifts" program, Vietbank wished to express deep gratitude to customers who have trusted and supported the Bank over the past 18 years, and reaffirmed our commitment to offering more attractive promotions in the future.

Launched on November 20, 2024, the campaign attracted hundreds of thousands of customers within just over a week of its rollout.



06 | VIETBANK ENTERED STRATEGIC PARTNERSHIP WITH VAN PHUC REAL ESTATE INVESTMENT JSC - LAUNCHING PREFERENTIAL HOME LOAN PACKAGES

Vietbank and Van Phuc Real Estate Investment Joint Stock Company officially signed a cooperation agreement on April 9, 2025. This marks an important milestone in their joint effort to create premium living spaces and opens up access to flexible, preferential financing for buyers of Van Phuc's development projects, notably at Van Phuc City Urban Area in Thu Duc City.

Aiming to be a friendly, modern retail bank, Vietbank continues to expand our service ecosystem and forge close ties with strategic partners across sectors. The partnership with Van Phuc, a reputable developer of high-end urban projects, not only brings Vietbank's strong financial backing to the table but also demonstrates the Bank's commitment to enhancing quality of life and providing effective financial support to homebuyers.



07 | MANAGEMENT & OPERATIONS STANDARDIZATION PROGRAM FOR REGIONAL DIRECTORS AND DEPUTY DIRECTORS



On April 23, 2025, Vietbank held a Management and Operations Standardisation Program specifically for Regional Directors and Deputy Regional Directors across the network.

The program was designed to raise awareness of the roles, functions and responsibilities of regional leadership; to standardise management, operational oversight and business promotion in a manner that is effective and secure; and to unify processes for business organisation, reporting and performance evaluation of both units and personnel. It also aimed to strengthen connections between Regions/Transaction Centers and the Bank's head-office divisions, centers and departments.

With clear strategic direction from senior leadership and strong commitment from participants, the program promises to deliver practical value and help Regional Directors and Deputy Directors execute business activities more effectively, supporting Vietbank's drive toward robust and sustainable growth.

08 | VIETBANK SUCCESSFULLY CONCLUDED 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS



Vietbank successfully conducted our Annual General Meeting of Shareholders online on April 26, 2025. At the meeting, shareholders approved a plan to increase charter capital from VND 7,139 billion to VND 10,919.7 billion and endorsed a target to raise pre-tax profit by 55% in 2025.

In 2024 Vietbank delivered positive business results: total assets reached VND 162,855 billion, a 17.8% year-on-year increase and 109% of the target; consolidated pre-tax profit was VND 1,131 billion, a 39.3% increase and surpassing the goal at 108%. The Bank also consolidated 118 existing business centers and opened 14 new units, bringing the total to 132 centers across 26 provinces/cities. These modern

facilities improve customer convenience and help expand the Bank's market share.

For 2025, Vietbank's focus is on completing organizational restructuring and refining our business model, improving labor productivity and managing costs more efficiently. We plans to orient our deposit and lending portfolio toward retail business, reduce exposure to high-risk sectors, and concentrate on target customer segments. Vietbank will also strengthen asset quality control, enhance profitability, and intensify recovery and resolution of non-performing loans. Operational processes and business support will be improved to boost efficiency and better meet customer needs.

09 | VIETBANK LAUNCHED TRANSFORMATION MANAGEMENT OFFICE (TMO)

On May 20, 2025, Vietbank successfully hosted a communication workshop and officially launched our Transformation Management Office (TMO). The TMO establishment is a strategic move that demonstrates Vietbank's proactive vision in responding to emerging trends in financial and banking sector.

The TMO plays a central role in accelerating rollout of key projects and strengthening the Bank's strategic execution capabilities across the organization. Through this initiative, Vietbank aims to build long-term, sustainable value and drive a comprehensive, high-impact transformation.

KPMG will work closely with the TMO to lead, coordinate, support, and oversee all projects at Vietbank, ensuring strategic alignment and effective change management. This collaboration is expected to promote synchronized, efficient transformation and to enhance Vietbank's project management capacity.



10 | VIETBANK ROLLED OUT VERTICAL MANAGEMENT MODEL FOR BUSINESS AND CUSTOMER SERVICE NATIONWIDE

On May 10, 2025, at VNA Building (116 -118 Nguyen Thi Minh Khai Street, District 3, HCMC), Vietbank successfully launched our vertical management model for business and customer service. The hybrid event (in-person and online) reached nearly 900 employees across Regions 2, 4, 5, and 6. The model was subsequently implemented in Regions 1 and 3 on May 17, completing the rollout across all 132 business centers nationwide.

The new model not only helps Vietbank optimize business operations but also improves service quality to deliver a better customer experience. This initiative marks an important milestone in the Bank's development strategy and demonstrates a strong commitment to continuous improvement and professionalisation across our operations.



11 | VIETBANK EMPOWERED YOUNG ENTREPRENEURS AT THE 7TH BUSINESS & LIBRARY 2025

On May 24, 2025, the 7th Business & Library event, themed "Navigating the Waves 2025" and organized by the Young Business Association of Ho Chi Minh City (YBA), took place in HCMC. The event gathered over 600 entrepreneurs, partners, and corporate leaders to connect, share knowledge, and reshape strategic mindsets for the new era.

As a Diamond Sponsor, Vietbank was proud to support the event and reaffirm our commitment to the young business community.

Vietbank's booth drew strong interest from attending companies. Many visitors stopped by to learn about and receive advice on the Bank's comprehensive financial packages tailored for SMEs, including VB BIZ transaction account package, VB SUPER fast-disbursement loan package, and dedicated financing solutions for newly established businesses.

For Vietbank, events like Business & Library offer a valuable opportunity to listen to young entrepreneurs, better understand real-world challenges, and proactively offer appropriate support solutions -helping to seed ideas that can grow sustainably in an ever-changing business environment.



12 | LAUNCH OF OMNI-CHANNEL DIGITAL BANKING PLATFORM - VIETBANK DIGIBIZ



Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank) in partnership with VNPAY Joint Stock Company officially launched our new digital platform for corporate customers, Vietbank DigiBiz, on July 3, 2025. This marks a significant milestone in Vietbank's comprehensive digital transformation and underscores the Bank's commitment to supporting and streamlining operations for Vietnam's business community.

As part of the event, Vietbank and VNPAY also honored the project team members who directly led the development and completion of Vietbank DigiBiz

platform. The recognition acknowledged the close collaboration, sustained effort and innovative spirit demonstrated by both organizations throughout the project.

Through this partnership, Vietbank reaffirms our dedication to continuous innovation, sustainable development and improvement of customer experience. Vietbank DigiBiz will serve as a key platform to help the Bank grow strongly in the next phase while offering flexible, efficient and tailored financial solutions for businesses.



13 | 2025 SEMI-ANNUAL BUSINESS REVIEW AND ROLLOUT OF SECOND-HALF PLANS

On July 11, 2025, Vietbank held a mid-year business review and launched plans for the second half of the year at Lim II Hall (Ho Chi Minh City) with a nationwide online connection, attended by the Board of Management and Business Centers. The conference provided an opportunity to evaluate performance, identify challenges, share experience and propose solutions for the months ahead.

In the first half of the year, Vietbank achieved strong results: total assets approached VND 180,000 billion; deposits were nearly VND 124,000 billion; outstanding loans stood at about VND 104,000 billion; and pre-tax profit exceeded VND 520 billion. The non-performing loan ratio was controlled at 1.63%. Notably, the State Bank approved an increase in charter capital from VND 7,139 billion to nearly VND 10,920 billion, laying a solid foundation for the second half of the year.

Vietbank acknowledged and thanked the teams and individuals who delivered outstanding results and

praised the dedication of staff across the system in driving sustainable development.

Despite ongoing challenges, Vietbank is steadily strengthening our internal capabilities, refining strategy and proactively adapting to market conditions. With the spirit of “Strength and Soaring High,” all employees are determined to achieve the targets of 2025 and advance Vietbank’s robust growth.



14 | VIETBANK HOSTED STRATEGIC WORKSHOP ON AI INVESTMENT AND CORE BANKING

On the afternoon of August 1, 2025, in Ho Chi Minh City, Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank), in collaboration with KPMG Vietnam, held a workshop titled “Investment Strategies for AI and Data & Core Banking Modernization” to share trends and discuss challenges and best practices for applying artificial intelligence (AI) in financial and banking sector.

The workshop supported the banking industry’s digital transformation plan and development strategy for Vietnam’s payment systems through 2030, with a focus on modernizing core banking systems to digitize products and services. This strategic move reaffirms Vietbank’s long-term commitment to comprehensive digital transformation, operational model innovation, enhanced user experience, streamlined processes

and improved competitiveness in a rapidly evolving financial landscape.

The event provided practical perspectives to help reshape strategy and operations, preparing Vietbank to integrate AI as a core component of customer-centric, sustainable growth.



15 | TEAM BUILDING VIETBANK 2025: STRENGTH AND SOARING HIGH AT EIGHTEEN



The year 2025 marks Vietbank’s proud 18th anniversary - the age of youth, courage and ambition. The special Team Building program themed “Strength and Soaring High” connected thousands of Vietbank colleagues on a journey from north to south, where nature blended with local culture and team spirit was elevated through every challenge.

More than a bonding event, the program powerfully reaffirmed our core values of Dedication – Discipline – Professionalism that define Vietbank’s identity. The participation of senior leaders throughout the journey demonstrated their support, guidance and commitment to driving breakthroughs across the system in the final months of the year.

With enthusiasm, creativity and unity, every Vietbank member helped make this year’s Team Building program a memorable occasion, where emotions soared, laughter spread, and faith was renewed for the Bank’s sustainable development journey.



16 | VIETBANK HOSTS SEMINAR “ENHANCING DIGITAL CAPABILITIES AND APPLYING AI TECHNOLOGY” – A STRATEGIC STEP IN ITS COMPREHENSIVE DIGITAL TRANSFORMATION JOURNEY

On August 15, 2025, at the Conference Hall, 7th Floor – LIM II Building, Ho Chi Minh City, in alignment with Resolution 57-NQ/TW of the Politburo and the Government’s directives on advancing science, technology, innovation, and national digital transformation, Vietbank successfully organized the thematic seminar “Enhancing Digital Capabilities and Applying AI Technology in Banking.” The event was conducted in a hybrid format, combining in-person and online participation, with the attendance of the Board of Directors, Supervisory Board, Advisory Council, and senior executives from Headquarters and Business Centers across the system.

The seminar aimed to equip Vietbank employees with insights into global artificial intelligence (AI) trends, foster understanding of applications tailored to

Vietnam’s context, and highlight the tangible benefits AI can deliver in operational and business activities. It also served as an occasion to inspire action, encourage innovation, and explore opportunities for AI adoption at each business unit, thereby contributing to the realization of Vietbank’s comprehensive digital transformation strategy.



17 | VIETBANK OCTOBER 20: CELEBRATING WOMEN'S BRILLIANCE

In the festive spirit of Vietnamese Women's Day (October 20), Vietbank organized a series of meaningful internal activities to honor our female staff – the vibrant “flowers” who continuously grace Vietbank family. Under the theme “Celebrating Women's Brilliance,” the program offered warm, joyful and emotionally rich moments to express deep gratitude to our wonderful women across the organization.

From charming gifts and heartfelt messages to the radiant smiles of the women themselves, everyone helped make the celebration complete and memorable. The event not only spread positive energy but also reaffirmed the important role of women in Vietbank's sustainable development. Through this program, Vietbank reiterated our commitment to building a friendly, cohesive workplace that celebrates human values and inspires every individual to grow and shine.



18 | VIETBANK OFFICIALLY RAISED CHARTER CAPITAL TO VND 10,769 BILLION

After completing a public share offering in December 2025, Vietbank has officially joined the group of Vietnamese banks with charter capital exceeding VND 10,000 billion.

The Bank is also actively preparing to transition our stock listing (VBB) to Ho Chi Minh City Stock Exchange (HOSE). This transfer demonstrates our proactive approach to sharpening our competitiveness and laying groundwork for sustainable growth.



19 | VIETBANK PARTNERED WITH SAIGON BUSINESS ASSOCIATION (DNSG) AND HCMC ASSOCIATION OF SUPPORTING INDUSTRIES (HASI) TO DELIVER FAST-DISBURSEMENT FINANCIAL SOLUTIONS

On December 19, 2025, in Ho Chi Minh City, the workshop “Fast-Disbursement Financial Solutions - A Growth Boost for SMEs in 2026” took place with more than 200 entrepreneurs, finance leaders, partners and experts from various sectors in attendance. The program focused on reviewing global and Vietnamese economic landscape in 2025 and looking ahead to prospects for 2026.

As the event's main sponsor, Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank) aimed to better understand companies' actual needs and deliver the most practical financial and capital solutions in current market conditions.

During the event, Vietbank, Saigon Business Association (DNSG) and Ho Chi Minh City Association of Supporting Industries (HASI) signed an MOU, signaling a long-term partnership to support businesses in their transformation and sustainable development.

Vietbank also hosted an exhibition booth to introduce optimal financial solutions, thereby strengthening connections and actively providing support to business community.



20 | VIETBANK OFFICIALLY LAUNCHED A NEW ORGANIZATIONAL MODEL FOR 2025-2027 RESTRUCTURING PROJECT

On January 15, 2026, at the 7th Floor Hall, Lim II Building, Vietbank held a launch ceremony for new organizational model of 2025-2027 Restructuring Project. The ceremony was attended by Mr. Duong Nhat Nguyen - Chairman of the Board of Directors and Head of the Project Steering Committee; Mr. Nguyen Huu Trung - Vice Chairman of the Board; and Ms. Tran Tuan Anh - Chief Executive Officer, Deputy Head of the Steering Committee and Head of the Project Implementation Committee. The ceremony also welcomed, both in person and online, members of the Steering Committee, the Implementation Committee, the Executive Board, and all management staff from Vietbank's head office, regional and business offices, divisions and centers.

The event formally introduced the Project's new organizational model and reaffirmed the Board and senior management's determination to realize the bank's 2030 vision: placing Vietbank among top 15 private commercial banks in Vietnam, characterized

by sustainable growth, strict risk management and modern digital operations.

The Restructuring Project is being implemented as Vietbank enters a new phase of development, which requires a streamlined organization, clearly defined roles and responsibilities, faster decision-making and improved coordination efficiency.

Beyond restructuring, the project targets several key objectives: standardizing functions and duties; enhancing staff capabilities; maximizing operational efficiency; and establishing a robust foundation for the Bank's long-term growth strategy.

Vietbank is confident that Correct Understanding, Trust and Collective Commitment from all employees are the crucial factors that will keep the project on track and generate tangible value. Every Vietbank team member today is contributing to building a stronger, more professional and more sustainable Vietbank in the future.



21 | PROUD 19 YEARS OF VIETBANK — READY FOR “STRENGTH AND SOARING HIGH” JOURNEY



On January 24, 2026, Vietbank hosted a series of special events, including 2025 Year-End Business Review, 2026 Business Plan Rollout, and 19th Anniversary Celebration. This was a momentous occasion for all staff to reflect on the past journey, take pride in our achievements, and ignite motivation for the path ahead.

Under the theme “Strength and Soaring High,” the events reviewed Vietbank’s notable accomplishments in 2025 and set bold targets and refreshed strategies for 2026.

At the conference, Vietbank honored teams and individuals who delivered outstanding and excellent performance in 2025 and recognized the continuous efforts of all employees whose contributions led to the Bank’s excellent performance.

The afternoon workshop, titled “Solutions to Achieve Business Goals Amidst Transformation,” was energetic, open and constructive. Speakers and representatives from various divisions shared

practical perspectives - from applying digital technologies in management and improving customer service quality to optimizing operations and developing new products.

The 19th-anniversary gala, themed “Strength and Soaring High,” celebrated the pride and determination of the leadership and more than 3,000 employees. The evening was not only a moment to look back, but also an opportunity for Vietbank community to reaffirm unity, resilience and the ambition for the future.

Nineteen years mark a significant milestone that underscores Vietbank’s sustainable development and standing in financial sector. Entering this new growth phase with a proactive mindset and aspiration, Vietbank embraces **four core values – Integrity, Efficiency, Expertise, and Compliance** – as our guiding principles for all activities. Standing united, we will continue to fuel our passion and ambitions to conquer new heights.





22 | VIETBANK SIGNED COOPERATION AGREEMENTS WITH RENOWNED PARTNERS

In 2025, Vietbank has been proactive in forging strategic collaborations with distinguished partners such as Mastercard, FPT, Micro Fund, Van Phuc City, Small and Medium Enterprise Development Fund (SMEDF), Napas, AZ Accounting JSC, E&Y, KPMG, Long An Provincial Public Administration Center,... Partnering with such reputable firms across various fields helps Vietbank leverage resources effectively, enhance product and service quality, deliver additional benefits to customers, and attract new customers while solidifying connections with existing ones.



OUTSTANDING AWARDS

IN 2025

The awards received in 2025 recognize Vietbank's progress in building a reputable brand and achieving excellent performance. They also demonstrate that Vietbank met key criteria for steady growth, diverse products and services, a young and dynamic workforce, a strong commitment to social responsibility, and an appropriate and effective application of digital transformation in new environment.

PLATINUM CORRESPONDENT AWARD

Habib American Bank (HAB Bank)



ASIAN TECHNOLOGY EXCELLENCE AWARDS 2025

CATEGORY: DIGITAL BANKING

Asian Business Review Magazine

ASIA PACIFIC ENTERPRISE AWARDS 2025

CATEGORY: CORPORATE EXCELLENCE

Enterprise Asia



TOP 100 BEST WORKPLACES IN VIETNAM 2025

CATEGORY: MEDIUM-SIZED ENTERPRISES

Anphabe

INTERNATIONAL CREDIT RATING: B+ (STABLE OUTLOOK)

Fitch Ratings



10 th MOST INNOVATIVE ENTERPRISES VIETNAM 2025	
DOANH NGHIỆP ĐỔI MỚI SÁNG TẠO VÀ KINH DOANH HIỆU QUẢ	
NGÀNH NGÂN HÀNG	
NHÓM NGÂN HÀNG CỔ TÍCH ĐƯỢC SỬ DỤNG TỶ	
NGÂN HÀNG TMCP ĐÔNG NAM Á	SeABank
NGÂN HÀNG TMCP QUỐC TẾ VIỆT NAM	VIB
NGÂN HÀNG TMCP HẢI HẢI VIỆT NAM	MSB
NGÂN HÀNG TMCP TIỀN PHONG	TPBank
NGÂN HÀNG TMCP PHƯƠNG ĐÔNG	OCB
NGÂN HÀNG TMCP NAM Á	NAM A BANK
NGÂN HÀNG TMCP ĐẠI CHUNG VIỆT NAM	PVComBank
NGÂN HÀNG TMCP AN BÌNH	ABBANK
NGÂN HÀNG TMCP VIỆT NAM THƯƠNG TÍN	VIETBANK
NGÂN HÀNG TMCP BẮC Á	BAC A BANK

TOP 10 MOST INNOVATIVE ENTERPRISE VIETNAM

Viet Research and Vietnam Investment Review

CAPELIST'S PRIVATE 100 Vietnam Largest Taxpayers	
TOP 20 NGÂN HÀNG TƯ NHÂN NỘP NGÂN SÁCH LỚN NHẤT VIỆT NAM NĂM 2025	
(Theo số liệu thực nộp trong niên độ tài chính 2024)	
TECHCOMBANK	HDBank
VPBank	ACB
Sacombank	LPBank
VIB	SHB
TPBank	MSB
SeABank	NAM A BANK
OCB	EXIMBANK
BAC A BANK	VIETBANK
VIETABANK	KienlongBank

TOP 20 PRIVATE BANKS CONTRIBUTING THE MOST TO VIETNAM'S STATE BUDGET

CafeF Lists 2025

COMMUNITY ACTIVITIES IN 2025

VIETBANK SUPPORTED TET CARE AND SPRING CELEBRATIONS FOR THE YEAR OF SNAKE 2025



Vietbank Sponsorship for Tet 2025 Support at Xuan Hoa Ward People's Committee, Ho Chi Minh City

In the spirit of compassion and “lending a helping hand,” Vietbank collaborated with People’s Committee of Vo Thi Sau Ward, District 3 to deliver 60 practical gift packages to disadvantaged households in the area, aiming to bring a warmer, more abundant Tet season to them.

Each gift represents a heartfelt contribution from all Vietbank employees, reflecting our corporate social responsibility and commitment to community

engagement. Previously, Vietbank also donated VND 95 million to support pediatric patients facing difficult circumstances at Cho Ray Hospital, helping to empower these children with strength and hope in their fight against illness.

These emotional moments of giving not only expressed sincere care but also spread a message of kindness, and reaffirm Vietbank’s commitment to contributing to a more humane, affluent and sustainable society.

MORE THAN 200 EMPLOYEES PARTICIPATED IN VIETBANK’S VOLUNTARY BLOOD DRIVE “VIETBANK PINK MONTH”

On June 26, 2025, in response to World Blood Donor Day (June 14), Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank) launched a community blood donation festival, "Vietbank Pink Month." The event successfully collected 200 blood units from the bank’s leadership and staff.

"Vietbank Pink Month" was officially started at Ho Chi Minh City Head Office in collaboration with Gia An 115 Hospital and Ho Chi Minh City Humanitarian Blood Donation Center. This initiative is part of a series of activities celebrating the Bank’s 18th anniversary.

Under the theme "From Heart to Heart," the campaign attracted hundreds of employee registrations. Following medical screenings, more than 200 Vietbank staff members were eligible to donate, including 10 dedicated individuals who have participated in humanitarian blood donations more than 10 times.



Vietbank Holds "From Heart to Heart" Blood Donation Day

VIETBANK JOINED OVER 5,000 PARTICIPANTS IN THE 18TH "WALK FOR AGENT ORANGE VICTIMS"



Vietbank Stands with Agent Orange/Dioxin Victims 2025

In 2025, Vietbank once again participated in the “Walk for Agent Orange Victims” program to mark the 64th anniversary of the Agent Orange disaster in Vietnam and Agent Orange/Dioxin Victims’ Day (August 10). This is the third consecutive year Vietbank has joined the program and provided cash donations to share love and assist underprivileged families.

Vietbank staff also actively took part in the walk, demonstrating social responsibility and spreading a spirit of humanity to help care for and protect Agent Orange victims. Alongside this community event,



Vietbank carried out several other meaningful charity initiatives: “Vietbank Pink Month” blood drive, which collected 200 units of blood; a VND 95 million donation to support pediatric patients at Cho Ray Hospital; over VND 700 million raised to help people in northern region affected by natural disasters; and support for more than 7,000 students through the “2024 Exam Season Support” program.

With a spirit of sharing and a commitment to sustainable development, Vietbank continues our journey of kindness, contributing to a more humane, connected and inspiring society.

VIETBANK SPONSORED AND PROMOTED BRAND AT "OOC OM BOK FESTIVAL - CAN THO CITY NGO BOAT RACE 2025"



Vietbank Sponsors Can Tho City's 2025 Ooc Om Boc Festival & Ngo Boat Race

Continuing our journey of cultural and community engagement, Vietbank was honored to be a key sponsor of Ooc Om Bok Festival – Can Tho City Ngo Boat Race 2025. This event, deeply rooted in the cultural identity of Khmer ethnic group, attracted a large number of locals and tourists to celebrate traditional values and spiritual life of the community.

Sponsoring the festival not only demonstrates Vietbank’s corporate social responsibility but also offers an opportunity to promote the bank’s brand in close connection with local culture.

In Can Tho City, Vietbank continues to affirm our role as a modern, friendly bank, walking hand-in-hand with local residents through convenient financial products and meaningful community activities. This sponsorship serves as a testament to Vietbank’s commitment to sustainable development, long-term engagement, and spreading our brand values throughout Mekong Delta region.

VIETBANK JOINED HANDS FOR “LOVE TO CENTRAL VIETNAM” CAMPAIGN: DELIVERING 3,600 GIFT PACKAGES TO FLOOD VICTIMS

Upholding the nation’s noble tradition of "lending a helping hand," from November 28 to December 1, Vietbank launched a charitable program across Quang Nam, Quang Ngai, and Gia Lai provinces - areas severely impacted by Typhoon No. 14.

Vietbank’s volunteer delegation visited these areas to offer encouragement and directly distribute 3,600 gift packages, including rice, student backpacks, and cash. These resources were allocated to the hardest-hit locations to provide the most practical and timely support for those in need.



Vietbank Visits and Assists People Affected by Storm No. 14



VIETBANK SPONSORED 2025 VSDC OPEN PICKLEBALL CHAMPIONSHIP IN HO CHI MINH CITY



Vietbank Sponsors the 2025 VSDC Open Pickleball Tournament

Continuing our commitment to community engagement, Vietbank was honored to sponsor 2025 VSDC Open Pickleball Championship held in Ho Chi Minh City. The tournament, a highly connective sporting event, drew many athletes and fans of pickleball – a sport experiencing rapid growth in Vietnam.

Through this sponsorship, Vietbank not only supported healthy lifestyle and physical activity but also promoted our brand as youthful, modern and community-oriented. The event underscores Vietbank’s commitment to backing cultural and sporting activities that help build a more active, positive and sustainable society.

VIETBANK RECEIVED COMMENDATION FROM THE SBV GOVERNOR FOR OUTSTANDING CONTRIBUTIONS TO “ELIMINATING TEMPORARY AND DILAPIDATED HOUSING” PROGRAM

Vietbank was honored to receive a certificate of merit from the Governor of the State Bank of Vietnam in recognition of our outstanding contributions to social welfare and community development.

The 2025 campaign “Joining Hands to Eliminate 1,000 Temporary and Dilapidated Houses,” launched by the

SBV Governor, is a deeply humanistic initiative that encourages bank employees and union members to take responsibility for their communities. The campaign also supports the Government’s national goal of substantially ending the problem of temporary and dilapidated housing by 2025.



In response to this movement, Vietbank contributed VND 550 million, demonstrating our long-term commitment to aligning business activities with social responsibility while pursuing commercial objectives. New, secure homes not only give people peace of mind about their living conditions but also provide a foundation for stable livelihoods, productive work, and escape from poverty – thereby contributing to the country’s sustainable development.

Vietbank also implemented multiple social welfare projects to help people overcome the hardships caused by storms and floods. Specifically, the bank’s relief team distributed 3,600 gift packages of cash, rice and student backpacks to residents in Quang Nam, Quang Ngai and Gia Lai provinces. The program’s total value was nearly VND 1 billion, targeted to the hardest-hit communities to provide timely, practical support.

Responding to the State Bank’s appeal, Vietbank also donated VND 500 million for emergency relief to Central Vietnam, while our staff raised more than VND 350

million through Vietnam Fatherland Front Committee to continue supporting provinces in the North and Central regions affected by flooding. The Certificate of Merit from the SBV Governor recognizes Vietbank’s efforts to pursue a sustainable development strategy and to support the Government in ensuring social welfare for a prosperous and civilized future.



Vietbank received commendation from the SBV Governor for outstanding contributions to the “Eliminating Temporary and Dilapidated Housing” program.

VIETBANK SUCCESSFULLY HELD CHARITY AUCTION, RAISING OVER VND 450 MILLION TO SUPPORT CENTRAL VIETNAM

On December 16, 2025, the atmosphere at the Lim II Hall was filled with warmth as Vietbank launched an art auction to support “Love to Central Vietnam” program – an event that not only called for donations but also embodied compassion, empathy, and a profound sense of community responsibility.

The auction formed part of Vietbank’s broader charitable activities to assist communities in Central Vietnam in recovering from natural disasters and restoring livelihoods. The launch attracted participation from more than 3,000 Vietbank employees across 132 transaction points nationwide, connected both in person and online, creating a powerful, far-reaching expression of care and generosity.

During the event, the bank’s leadership and staff made donations via the Trade Union account and through on-site contributions. A highlight of the

program was the auction of 13 ink-wash paintings by artist An Thu, which moved participants and exceeded expectations by raising more than VND 450 million in just two hours.

To ensure total transparency, all funds raised will be transferred to Vietbank’s Trade Union account to assist families that have suffered severe losses – including those injured or who have lost property, crops or livestock – and to support the restoration of essential community infrastructure in affected areas.

Following this fundraising drive, Vietbank will continue to coordinate with local authorities to assess actual needs and develop plans to deliver aid directly to individual households in difficulty within provinces where Vietbank branches are located, This is to ensure assistance reaches the right people, addresses actual needs in a timely and practical manner.



Vietbank Donates to Central Vietnam



JOURNEY OF RELENTLESS INNOVATION

Vietbank consistently adapts to market trends, bolsters our internal capabilities, and sharpens our competitive edge.

By researching and developing tailored products and services to satisfy evolving customer needs, we are steadfast in our journey toward sustainable growth.

BUSINESS
PERFORMANCE IN 2025

Against the macroeconomic backdrop mentioned above, Vietbank successfully achieved several assigned targets. The Executive Board is pleased to report to the General Meeting of Shareholders (GMS) the business results for 2025 and the business plan for 2026 as follows:

Unit: VND billion, %

Indicator	Actual 2025	Compared to 2024		Compared to 2025 Plan	
		Actual 2024	Increase/Decrease	Planned 2025	% of 2025 Plan
Total Assets	196.771	162.855	33.916	180.000	109%
Total Outstanding Loans (*)	108.440	93.637	14.803	112.000	96,8%
Total Capital Mobilization (**)	125.095	112.520	12.575	132.000	94,8%
Charter Capital	10.769	7.139	3.630	10.000	108%
Profit before tax	1.532	1.131	400	1.750	87,5%
Non-Performing Loan Ratio (NPL)	1,76%	1,86%	-0,1%	≤2,5%	In compliance

(*) Total outstanding loans include customer loans and corporate bonds.
(**) Total capital mobilization includes customer deposits and issued securities.

OPERATION INDICATOR

Unit: VND billion, %

Indicator	2025	2024	Increase/Decrease
1. Capital Adequacy Ratio (CAR)	13,42%	11,73%	1,69%
2. Liquidity			
» Liquidity Reserve Ratio	18,51%	17,10%	1,41%
» Short-term Funds for Medium/Long-term Loans	18,54%	18,24%	0,30%
» Loan-to-Deposit Ratio (LDR)	57,81%	64,29%	-6,48%
3. Asset Quality			
» Non-Performing Loans Ratio (according to SBV's Circular 31/NHNN)	1,76%	1,86%	-0,10%
4. Profitability			
» Net Profit after Tax/Equity (ROE)	11,45%	11,55%	-0,10%
» Net Profit after Tax/Total Assets (ROA)	0,67%	0,60%	0,07%
» Cumulative Net Interest Margin (NIM)	1,91%	1,92%	-0,01%

Total Assets
196.771
BILLION VND

As of year-end 2025, Vietbank's total assets reached **VND 196,771 billion**, representing a **20.8% growth** year-on-year and **achieving 109% of the annual target**. Of this, total outstanding loans accounted for 55.1% of total assets. The asset portfolio continued to be restructured toward increasing the proportion of earning assets, consistently maintained at 96%.

Total Outstanding Loans
108.440
BILLION VND

- » Vietbank's total outstanding loans in 2025 reached VND 108,440 billion, up 15.8% from the previous year, fulfilling 96.8% of the plan. This growth was strictly managed within the limits permitted by the State Bank of Vietnam (SBV).
- » Furthermore, Vietbank effectively implemented a credit expansion strategy by optimizing our loan portfolio. We focused on manufacturing and resilient sectors such as agriculture, exports, supporting industries, SMEs, high-tech, and trade and services.
- » Risk management was bolstered through rigorous appraisal processes, frequent loan monitoring, and stringent asset quality control. Consequently, Vietbank's credit quality saw significant improvement in 2025, with Non-Performing Loan (NPL) ratio consistently maintained below 2.5%.

Total Mobilized Capital
125.095
BILLION VND

Total mobilized capital (including customer deposits and the issuance of valuable papers) reached **VND 125,095 billion**, an **11.2% increase**, achieving 94.8% of the target. The capital structure remained diversified, ensuring stability, liquidity safety, and optimized funding costs.

Charter Capital
10.769
BILLION VND

In 2025, Vietbank successfully completed two capital hikes, marking a historic milestone as charter capital officially surpassed the VND 10,000 billion threshold. As of December 31, 2025, charter capital rose to VND 10,769 billion, a 50.8% surge compared to end-2024, reaching 108% of the 2025 recapitalization plan.

This capital increase not only fulfills the SBV's capital adequacy requirements but also reflects Vietbank's long-term vision to enhance administration, solidify our financial foundation, and pursue sustainable growth. With this new scale, Vietbank officially joins the group of Vietnamese banks with charter capital exceeding VND 10,000 billion.

Profit Before Tax
1.532
BILLION VND

In 2025, Vietbank recorded a profit before tax of VND 1,532 billion, a 35.4% growth over 2024. This figure not only surpassed the VND 1,500 billion mark, the highest in five years, but also achieved 87.5% of the target set by the Board of Directors.

Throughout the year, the Bank maintained full compliance with operational safety limits and ratios prescribed by the SBV, with a Capital Adequacy Ratio (CAR) of 13.42%.

BUSINESS

PERFORMANCE IN 2025 (next)

Notably, Vietbank is carrying out a plan to migrate our stock listing from UPCOM to HOSE, expected to be finalized by Quarter 2/2026 at the latest. This is a strategic move to elevate transparency and corporate administration standards while expanding access to capital from institutional, foreign, and investment funds. The listing migration is also expected to improve liquidity and enhance valuation multiples such as P/B and P/E for Vietbank shares.

Beyond financial growth, Vietbank emphasized social responsibility and accelerated digital transformation to meet new market conditions. In 2025, the Bank’s efforts were recognized by reputable organizations through a series of prestigious awards: Platinum Correspondent Award by HAB Bank; Asian Technology Excellence Awards 2025 - Digital Banking category by Asian Business Review; Asia Pacific Enterprise Awards (APEA) 2025 - Corporate Excellence category by Enterprise Asia; Top 100 Best Workplaces in Vietnam 2025 - Medium Enterprise category by Anphabe.

Furthermore, Fitch Ratings assigned Vietbank a 'B+' rating with a Stable Outlook in 2025, reflecting global recognition of the Bank's enhanced administration and market reputation.

These awards reaffirm Vietbank’s standing in financial-banking sector and demonstrate our strong commitment to elevating customer experience, developing human capital, and driving technological innovation.

Investment in Vietbank Asset Management One Member Limited Liability Company (Vietbank AMC)

Established in 2011, Vietbank AMC primarily operates in loan debt management and exploitation of collateral. The company’s core business activities include managing and leveraging collateral assets, maintaining security documentation, debt restructuring, and trading of debts with other credit institutions.

Business Performance of Vietbank AMC in 2025

Unit: VND billion

Indicator	2025	2024	Increase/Decrease
Total Assets	205,3	4,7	200,6
Total Revenue	13,7	5,8	7,9
Total Expenses	7,9	5,8	2,1
Profit Before Tax	5,8	0,0	5,8
Profit After Tax	4,6	0,0	4,6



DEVELOPMENT ORIENTATION

2026 BUSINESS PLAN

Enhancing Financial Capacity and Operational Safety

Vietbank identifies charter capital expansion as a top priority to improve the Capital Adequacy Ratio (CAR), creating headroom for credit growth and bolstering resilience against market volatility. This serves as the core foundation for realizing our long-term strategic objectives.

Optimizing Funding Costs through CASA Breakthroughs

Leveraging digital transformation as a catalyst, Vietbank focuses on elevating customer experience and diversifying our digital product ecosystem. Our strategic goal is to achieve a breakthrough in the Current Account Savings Account (CASA) ratio, thereby optimizing capital structure and reducing operational costs.

Customer-Centric Product Innovation

Moving beyond traditional approaches, Vietbank is transitioning toward a model of specialized financial solutions tailored to specific Individual and Corporate segments. Our credit products are developed on the principle of "Right Customer – Right Solution", ensuring practical value and efficiency for our clients.

Flexible Risk Management and Market Expansion

Vietbank is committed to building a modern, flexible yet robust risk management framework. By proactively adjusting our risk appetite to adapt to new conditions, the Bank can keenly capture opportunities in high-potential market segments and emerging economic sectors alongside traditional business lines.

Upholding Commitments and Aligning with Industry Directives

Maintaining proactive reporting and strategic communication with the State Bank of Vietnam (SBV) and regulatory authorities is paramount. Vietbank is dedicated to playing an active and responsible role in the system's restructuring roadmap, contributing to the overall stability and development of banking and financial sector.

Key Targets for 2026:

- » Total Assets: **VND 230,000 billion;**
- » Credit Exposure: **VND 134,000 billion** (subject to the credit limit granted by the SBV);
- » Total Mobilized Funds (including valuable papers): **VND 155,000 billion;**
- » Profit Before Tax: **VND 2,100 billion;**
- » Customer Base: **437,600 customers;**
- » NPL Ratio (per SBV Circular 31/NHNN): **≤ 2.5%;**
- » Return on Equity (ROE): **13.5%.**

THE BOARD OF
DIRECTORS' REPORT

Shareholder Structure and Changes in Owner's Equity:

a) Shares

Unit: Shares

(i) Total Number of Shares

Total Shares	Type of Shares	Freely Transferable Shares	Restricted Shares
1,076,897,384	Ordinary Shares	1,015,408,959	61,488,425

(ii) List of Shareholders with Restricted Shares

Shareholder	Total Shares Owned	Number of Restricted Shares	Restriction Period
Internal Shareholders	61,488,425	61,488,425	The transfer restriction is applied during their term of office at Vietbank in accordance with Article 64 of the Law on Credit Institutions.
» Board of Directors	61,488,425	61,488,425	
» Board of Supervisors	0	0	
» CEO	0	0	
Other Shareholders	1,015,408,959	0	
Total	1,076,897,384	61,488,425	

b) Shareholder Structure

Shareholder	No. of Shareholders	No. of Shares	% Ratio
Major Shareholders	0	0	0
Other Shareholders			
Domestic Individuals	2,187	390,836,538	36.29
Foreign Individuals	19	212,322	0.02
Domestic Organizations	20	685,844,858	63.69
Foreign Organizations	2	3,666	0.00
Total	2,228	1,076,897,384	100.00

c) Changes in Owner's Equity

Indicator	Year 2025
Charter Capital	7,139,413,290,000
Additional Share Issuance	0
» Capital increase from strategic shareholders	0
» Capital increase from existing shareholders	2,558,654,140,000
Capital increase from annual dividends	1,070,906,410,000
Convertible bonds/warrants issuance	0
Total	10,768,973,840,000

d) Treasury share trading: None

e) Other securities

Indicator	Year 2025
Issued to existing shareholders	0
Issued under Employee Stock Ownership Plan (ESOP)	0
Total	0

BOD'S ASSESSMENT OF THE BANK'S OPERATIONS

66 In 2025, Vietbank's total assets reached VND 196,771 billion, a 20.8% increase compared to year-end 2024



Business Results

In 2025, Vietbank's total assets reached VND 196,771 billion, a 20.8% increase (equivalent to an uptick of VND 33,916 billion) compared to year-end 2024, reflecting a scale of expansion that exceeded expectations. Profit Before Tax (PBT) stood at VND 1,532 billion, representing robust growth of 35.4% (up VND 401 billion) year-on-year, fulfilling 87.5% of the 2025 annual target (VND 1,750 billion). The Bank's financial indicators improved significantly and remained well-controlled; notably, the Non-Performing Loan (NPL) ratio was maintained at a healthy 1.76%. All operational safety ratios were also strictly compliant with SBV regulations.

Vietbank also finalized our charter capital increase by issuing shares to existing shareholders and issuing stock dividends from undistributed retained earnings as of year-end 2024. This raised the charter capital to VND 10,769 billion, a 50.8% increase (up VND 3,630 billion) compared to the beginning of 2025.

However, certain areas require further strategic focus to enhance efficiency, including: stabilizing credit portfolio, optimizing capital utilization in interbank market (Market 2), boosting net fee and commission income, growing non-term deposit balances, expanding customer base, and fully leveraging our modern IT infrastructure to develop advanced banking products and services.



Operational Network

Throughout 2025, Vietbank continued to review and consolidate our existing network to ensure sustainable growth, operational safety, and high efficiency.

Facilities and Information Technology

Vietbank maintained and reinforced our physical infrastructure to ensure continuous, seamless, and secure business operations. Additionally, the Board of Directors (BOD) and the Strategy Committee directed a comprehensive review of the Core Banking system and implementation of key IT projects to enhance digital banking experience (including an Omni-channel project for Corporate customers and an upgraded Digital Banking system for Individuals customers).

Regarding facilities and headquarters: in addition to strengthening existing infrastructure, the BOD (within its authority) approved the expansion of Can Tho Branch headquarters. The BOD also submitted a proposal to the General Meeting of Shareholders (GMS) for an acquisition of LIM2 Building (62A Cach Mang Thang Tam Street, Xuan Hoa Ward, Ho Chi Minh City) to serve as an operational site.



BOD'S ASSESSMENT OF THE EXECUTIVE BOARD'S PERFORMANCE



66 Based on 2025 business results, the BOD assesses that the Executive Board has successfully fulfilled its duties



In 2025, besides quarterly meetings to discuss and review the Executive Board's performance and the implementation of the BOD's resolutions and decisions, the BOD conducted monthly reviews of the Executive Board's periodic reports. These reviews provided timely guidance for the Executive Board to adjust business solutions effectively and appropriately.

Furthermore, the Standing Board of Directors held monthly expanded briefing sessions with the Executive Board, Divisions, Departments, Regional offices, and Business Centers across the entire system. These sessions aimed to promptly identify and resolve operational bottlenecks and difficulties.

Based on 2025 business results, the BOD assesses that the Executive Board has successfully fulfilled its duties.

FOCUS OF
THE BOD'S ACTIVITIES IN 2025

66

Finalizing the appointment of Chief Executive Officer and strengthening the Executive Board, Divisions, and Regional Offices to ensure robust operational leadership



Organizing 2026 Annual General Meeting of Shareholders to approve matters within the shareholders' authority.

Submitting to the General Meeting of Shareholders a proposal to increase charter capital in 2026 to strengthen the bank's financial capacity.

The Board of Directors continues to review and reorganize the Boards and Committees under its authority based on the Bank's actual operations and applicable legal requirements, streamlining structures to avoid functional overlap; deepen and strengthen the committees' operations to provide more effective support and advice to the Board in accordance with strategic direction.

Finalizing the appointment of Chief Executive Officer and strengthening the Executive Board, Divisions, and Regional Offices to ensure robust operational leadership.

Directing the Executive Board to complete the planned restructuring model, and optimizing Vietbank's operating structure to reflect actual business requirements and maximize efficiency.

Ensuring corporate administration in full compliance with applicable public company standards and legal regulations. In 2026, Vietbank will complete the listing of our shares on an official exchange once approvals are

obtained from the competent state authorities and the Stock Exchange.

Directing the Executive Board to implement business initiatives that drive growth in line with strategic objectives and ensure achievement of revenue and profit targets for 2026.

Instructing the Executive Board to maintain safe and reliable operation of IT and digital banking systems, review projects' contents for implementation, and coordinate with divisions and departments to accelerate digitalization and deliver greater convenience to customers and the bank.

Directing the Executive Board on human resources to ensure the quality of new hires, improve workforce productivity across the system, and maintain high standards of training.

Reviewing and strengthening the bank's physical infrastructure to meet business demands, optimizing existing facilities to reduce costs, and leverage underused premises to generate additional income.

Coordinating with and providing support to the Board of Supervisors to enhance the quality and effectiveness of internal audits by conducting audits in parallel with business activities to minimize risks.

THE BOARD OF
SUPERVISORS' REPORT

THE BOARD OF SUPERVISORS' ACTIVITIES IN 2025

The Board of Supervisors's Activities

In accordance with the stipulations set forth in the Law, the Charter and the Regulations governing the organization and operations of the Board of Supervisors, and guided by the Bank's development orientation, the Board of Supervisors fulfilled their duties in 2025 by conducting the following activities:

The Board of Supervisors' Supervision

Ensured compliance with legal regulations and Vietbank's Charter in corporate administration, executive management, and monitoring the implementation of Resolutions passed by the General Meeting of Shareholders.

Performed supervisory functions by attending BOD meetings, Executive Board's briefing sessions, reviewing Executive Board's reports, and participated in interim and year-end review conferences to update information for control and internal audit purposes.

Conducted other supervisory tasks as prescribed by prevailing laws, directives, and guidelines from the State Bank of Vietnam and relevant regulatory authorities to ensure safe and compliant banking operations.

Internal Auditing

2025 Internal Audit Performance: The Internal Audit Board successfully completed its audit plan and provided detailed reports to the SBV. This was executed based on the orientations, directions, and consensus of the Board of Supervisors throughout the implementation of key planned tasks.

Deficiencies and operational errors identified in audit reports were accompanied by corrective recommendations. Post-audit follow-ups were prioritized with coordination across functional lines to ensure all outstanding issues were resolved. The quality of inspection, control, and supervision was continuously enhanced, particularly in early warning and prevention of emerging errors or violations.

Recruitment and professional development for the internal audit team were emphasized through internal/external recruitment programs and specialized technical briefings.

Through internal audits, the Board of Supervisors monitored compliance with capital adequacy ratios and operational safety limits; core business activities such as fund mobilization, capital utilization, and credit quality; the approval and execution of investment projects, fixed asset transactions, and other contracts within the authority of the GMS and BOD; and supervised the implementation of directives and recommendations from the SBV and Banking Inspection and Supervision Agency.



THE BOARD OF
SUPERVISORS' REPORT (next)

THE BOARD OF SUPERVISORS' ACTIVITIES IN 2025 (Next)

Other Activities

Performed due diligence on the bank's interim and annual financial statements and reported the results to the Annual General Meeting of Shareholders.

Regularly directed reviews to issue, amend or supplement its internal regulations.

Proposed that the Board of Directors appoint the independent audit firm Ernst & Young Vietnam (EY) to perform independent audit of the financial statements and internal control system for Vietbank and Vietbank AMC for 2026 financial year.

Participated in the State Bank's conferences on inspection, control and internal audit; monitored and supervised the implementation of the Governor's directives on internal control.



Assessment of the Board of Supervisors' Performance

In 2025, Vietbank's Board of Supervisors operated with 01 Chairman and 02 members, providing direct leadership over all activities of the Internal Audit Board.

The Board continued to review and update legal regulations on internal control systems to further refine its operational regulations and internal rules for 2026.

During 2025 the Board of Supervisors also discharged its duties by:

- » Organizing scheduled and unscheduled meetings as prescribed by Vietbank's Internal Regulations on Corporate Administration and Regulations on Structure and Operation of the Board of Supervisors.
- » Attending BOD's and Executive Board's meetings to timely capture and assess the bank's operational status.
- » Ensuring members, within their assigned scope of work, executed their assigned functions and duties in line with the Bank's general strategic orientation, as agreed upon during the Board of Supervisors' briefings and meetings.

Providing recommendations to the BOD and Executive Board regarding solutions to improve the effectiveness of internal control and strengthen overall bank operations.

Performance Evaluation of Members: In 2025, the Chairman and all members successfully fulfilled their assigned responsibilities. They maintained full attendance at periodic and unscheduled meetings, provided timely support and practical guidance for internal audit activities, and collaborated effectively with the BOD and Executive Board in administration and management. Through these functions, the Board of Supervisors implemented its annual work plan and related tasks in accordance with legal provisions, the Bank's Charter, and internal regulations.

RESULTS OF
SUPERVISING THE BANK'S ADMINISTRATION AND MANAGEMENT

Monitoring Performance of the Board of Directors and Executive Board in 2025

The Board of Supervisors monitored the activities of the Board of Directors (BOD) and the Executive Board in accordance with the Bank's Charter and Regulations on Structure and Operation of both Boards.

The Board of Directors held regular meetings as required, issued resolutions related to Vietbank's operations, assessed performance and set general strategic orientations for the Bank. All BOD decisions were based on proposals from specialized departments, expert opinions, and the independent oversight of the Board of Supervisors, ensuring full compliance with information disclosure and public company administration regulations.

The BOD successfully performed its functions and duties as stipulated by law, the Bank's Charter, and the Resolutions of the General Meeting of Shareholders.

Overall, in 2025, while significant milestones in operational scale were achieved, some targets remained unfulfilled. Specifically, Profit before Tax, average outstanding loans, and average Net Interest Margin (NIM) did not fully meet targets. This shortfall was partly due to unfavorable macroeconomic conditions, requiring Vietbank to balance sustainability and safety with growth and efficiency.

Despite challenges, the Bank reached a major milestone, reflecting the collective effort of Vietbank's staff under the BOD's practical leadership and the Executive Board's determination to deliver business targets. Key highlights include:

- » Vietbank strengthened our financial capacity, completing a capital increase to VND 10,769 billion - an increase of VND 3,630 billion compared to December 31, 2024 - following capital-raising measures approved by the General Meeting of Shareholders.
- » Business Plan: Total assets reached VND 196,771 billion, achieving 109% of the 2025 plan and up 20.8% from year-end 2024. Total outstanding loans amounted to VND 108,440 billion, reaching 81% of the growth target and remaining within the limit set by the State Bank of Vietnam. Total operating income (TOI) achieved 80.5% of plan. Profit before tax for 2025 was VND 1,532 billion, or 87.5% of the target.



- » Operational Safety: Credit quality improved and non-performing loans were maintained within SBV limits. Key financial indicators improved significantly: CAR reached 13.42%; ROE was 11.45% (broadly comparable with the prior year); CIR stood at 47.72%, a slight increase versus the previous year.
- » Control and Compliance: Vietbank's operations continued to be strengthened on a safe, sustainable and compliant basis; the internal control system was further consolidated; compliance awareness and adherence in operational processes were actively emphasized, with specific disciplinary and corrective measures applied to enhance controls and reduce risk. All actions were grounded in Vietbank's four core values: Integrity, Efficiency, Expertise and Compliance.

RESULTS OF SUPERVISING THE BANK'S ADMINISTRATION AND MANAGEMENT (Next)

The BOD directed implementation of the Bank's business plan and remediation of operational shortcomings and obstacles.

Acting on BOD instructions, the Executive Board diligently implemented Resolutions of the General Meeting of Shareholders and the BOD, ensuring compliance with legal requirements and the Bank's Charter; complied with SBV ratios and other SBV regulations, guidance and directives concerning capital market and monetary market operations, credit market operations and internal control, as applicable.

The BOD and Executive Board maintained seamless interaction and support with the Board of Supervisors in monitoring Vietbank's operations, acknowledging and implementing recommendations to strengthen risk management and ensure system safety and legal compliance.

Collaborative Efforts by the Board of Supervisors, the Board of Directors and the Executive Board

Coordination among these bodies ensured compliance with legal requirements, Vietbank's internal rules and shareholders' interests.

THE BOARD OF SUPERVISORS' OPERATION FOCUS IN 2026

Based on its prescribed functions and duties, the Board of Supervisors outlines its operational orientation for 2026 as follows:

- » Ensuring all members of the Board of Supervisors fully execute their assigned functions and duties. Fostering a cohesive environment based on timely information sharing and transparent communication to maintain unified action across the Board.
- » Strengthening and elevating the monitoring of compliance with legal regulations and the Bank's Charter in Vietbank's administration and executive management through internal reporting lines and supervisory mechanisms.
- » Supervising the implementation of 2026 Annual General Meeting's Resolutions and decisions of the BOD and the Executive Board to ensure alignment with prevailing laws and Vietbank's Charter.
- » Maintaining close collaboration with the BOD and the Executive Board through key action programs to continuously refine and

The BOD and Executive Board facilitated the Board of Supervisors' exercise of its duties.

The BOD and Executive Board provided the Board of Supervisors with requested information and documentation for fulfilling their tasks.

Through its oversight work, the Board of Supervisors issued recommendations to the BOD and Executive Board to strengthen controls and mitigate risks. These recommendations were acknowledged and assigned to relevant units for implementation.

Monitoring of approvals and execution of fixed-asset purchases, investment projects, contracts, and other transactions within the authority of the General Meeting and the BOD

For fixed-asset procurement contracts, investment projects and other transactions in 2025, based on supervisory activities and independent internal audit reviews, the Board of Supervisors confirms that such transactions were carried out in accordance with the applicable approval authorities prescribed by law and Vietbank's internal regulations.

enhance the effectiveness of the internal control system in banking operations.

- » Guided by the Bank's four core values, further promoting the effectiveness of inspection and supervision through Internal Audit. Elevating the capacity and quality of internal auditing to promptly detect and address deficiencies - especially those related to human factors and key personnel - to prevent and mitigate operational risks.
- » Directing and supervising internal audit activities in accordance with SBV regulations and Vietbank's internal rules, with focus on:
 - i. Implementing 2026 internal audit plan and developing 2027 plan;
 - ii. Adjusting and consolidating internal audit staffing and improving audit quality with an emphasis on risk-warning and prevention, rather than solely identifying specific violations in individual cases.

Conclusion of the Board of Supervisors

Based on the implementation of our functions and the results of our monitoring and inspection activities in 2025, the Board of Supervisors concludes:

- » The BOD and the Executive Board have strictly complied with the Bank's Charter, AGM Resolutions, and relevant legal regulations in their administration and executive management of the Bank.

- » Vietbank's operations have been deployed with a focus on safety and prudence, aligned with the macroeconomic landscape and the practicalities of the banking sector.
- » The internal control system has consistently been reinforced and refined in accordance with SBV regulations.





VIETBANK'S CORE VALUES

INTEGRITY

- Honesty, transparency, fairness
- Consistency between words and actions
- Prioritizing Customers and the Bank
- No fraud, no conflict of interest

EFFICIENCY

- Optimize resources, streamline processes
- On-time delivery, high performance
- Create sustainable value for Customers and the Bank

UNDERSTANDING

- Understand customers, understand products
- Understand regulations, understand the market
- Provide accurate advice, make sound decisions

COMPLIANCE

- Comply with the law
- Adhere to procedures
- Control risks
- Act responsibly

MESSAGE FROM THE CEO



As we enter 2026, Vietbank identifies this as a pivotal year. We are implementing critical projects that demand a profound shift in mindset, operational models, and business execution.



Mr. LE THANH QUY NGOC

Acting CEO



Dear our valued Customers, Shareholders, and Partners,

The year 2025 concluded with significant milestones in the development journey of Vietnam Thuong Tin Commercial Joint Stock Bank (Vietbank). Amidst a volatile financial and banking landscape, Vietbank has made relentless efforts to maintain stable growth, effectively manage risks, and progressively sharpen our competitive edge.

On behalf of the Executive Board, I would like to express our deepest gratitude to our Customers, Shareholders, and Partners for your trust and ongoing partnership. Your support has been the vital driving force behind our positive results over the past year.

Throughout 2025, Vietbank focused on solidifying our financial foundations, elevating operational quality, and gradually transitioning our business model toward efficiency and sustainability. Key indicators in total assets, credit, and fund mobilization all showed growth, while credit quality was strictly managed. We also stepped up our investment in technology, upgraded operational systems, and deployed strategic projects such as Vietbank DigiBiz for corporate customers, Vietbank Digital Plus for individual customers, and standardization of processes as part of our Comprehensive Restructuring Project.

As we enter 2026, Vietbank identifies this as a pivotal year. We are implementing critical projects that demand a profound shift in mindset, operational models, and business execution. Vietbank will focus on the following strategic pillars:

- » Consistently pursuing growth that is aligned with safety, and efficiency, prioritizing strict risk control and enhancing asset quality.
- » Accelerating comprehensive restructuring including organizational models, operational mechanisms, decentralizing administration and process systems to ensure they are streamlined, efficient, and transparent.

- » Driving digital transformation integrated with operational optimization, building strong data capabilities, automation, and the application of emerging technologies to boost productivity and customer experience.
- » Placing customers at the center of our operations, developing products tailored to actual demands, elevating service quality, and enhancing sales capabilities across the entire system.
- » Elevating administration and accountability, aligning authority with results while strengthening discipline and management efficiency.
- » Developing our human capital and corporate culture, building a professional, proactive, and responsible team that is united in implementing our strategies.

Additionally, Vietbank will focus on perfecting our data platforms, enhancing risk management to international standards, diversifying products and services, and expanding distribution channels to increase our market competitiveness. We believe that with the foundation already laid and the determination of our entire organization, Vietbank will undergo a powerful transformation. We are committed to improving operational efficiency and moving closer to our goal of becoming a sustainably growing bank - trusted by Customers, respected by Partners, and valued by Shareholders.

Thank you once more for your confidence in Vietbank. We look forward to your continuous cooperation and trust on our journey ahead.

Sincerely,

ACTING CEO



LE THANH QUY NGOC

GENERAL INFORMATION

THE BANK

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

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

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

The Bank’s operating term is 50 years from 15 December 2006.

The main operating activities of the Bank during the year include providing banking services such as mobilizing and receiving short, medium and long-term deposits from various organizations and individuals; providing short, medium and long-term loans to various organizations and individuals based on the nature and capacity of the Bank’s capital resources; foreign exchange and gold bar trading; international trade financing services; trading and providing interest rate derivative products; discounting commercial papers, bonds and other valuable papers; providing factoring services, cash management services, banking consultancy, financial advisory and asset management services, safe deposit box services; government bond, corporate bond trading; providing entrusting and entrusted loans; insurance agency; lease of part of offices, which are not fully used and owned by the Bank; settlement services and other banking services as allowed by the SBV.

Charter capital

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

Operational network

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

Subsidiary

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

Subsidiary	Operating License	Nature of Business	Share capital	Ownership
Vietnam Thuong Tin Bank Asset Management Limited (Vietbank AMC)	Decision No. 3158/QD-NHNN issued by the SBV on 29 December 2010 and initial Business Registration Certificate No.0310898270 initially issued by Department of Planning and Investment of Ho Chi Minh City on 6 June 2011, amended for the seventh time on 3 April 2025.	Asset and liabilities management	VND200 billion	100%

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

BOARD OF DIRECTORS

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

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

BOARD OF SUPERVISORS

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

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

BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

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

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

GENERAL INFORMATION (Continued)

LEGAL REPRESENTATIVE

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

The Bank’s legal representative from 2 February 2026 to the date of this report is Mr. Duong Nhat Nguyen, Chairman of the Board of Directors of the Bank.

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

AUDITORS

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

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

MANAGEMENT’S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

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

The Board of Management has confirmed that the Bank and its subsidiary have complied with the above requirements in preparing the accompanying consolidated financial statements for the financial year ended 31 December 2025.

STATEMENT BY THE BOARD OF MANAGEMENT

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



Mr. Le Thanh Quy Ngoc
Acting General Director

Can Tho City, Vietnam
12 March 2026

INDEPENDENT AUDITORS’ REPORT

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

We have audited the accompanying consolidated financial statements of Vietnam Thuong Tin Commercial Joint Stock Bank (“the Bank”) and its subsidiary as prepared on 12 March 2026 and set out on pages 6 to 81, which comprise of the consolidated statement of financial position as at 31 December 2025, the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management’s responsibility

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

Auditors’ responsibility

Our responsibility is to express an opinion on these 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 requirements and plan and perform the audit to obtain reasonable assurance about whether the 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 auditors’ 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 auditors consider the Bank’s internal control relevant to the Bank and its subsidiary’s preparation 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 Bank’s internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the 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.

Audit opinion

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

Ernst & Young Vietnam Limited



Mr. Vu Tien Dung
Deputy General Director
Audit Practicing Registration
Certificate No. 3221-2025-004-1
Ho Chi Minh City, Vietnam
12 March 2026



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

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 December 2025 (continued)

B02/TCTD-HN

	Notes	Ending balance VND million	Beginning balance VND million
ASSETS			
Cash	5	752,782	548,602
Balances with the State Bank of Vietnam (“SBV”)	6	3,932,930	7,024,700
Due from and loans to other credit institutions		51,514,898	35,921,200
» Due from other credit institutions	7.1	50,914,898	34,021,200
» Loans to other credit institutions	7.2	600,000	1,900,000
Held-for-trading securities		-	340,337
Derivatives and other financial assets	8	328,330	89,061
Loans to customers		103,772,418	92,493,074
» Loans to customers	9	105,235,063	93,637,036
» Provision for credit losses	10	(1,462,645)	(1,143,962)
Investment securities		29,131,152	22,417,404
» Available-for-sale securities	11.1	7,211,597	2,729,322
» Held-to-maturity securities	11.2	21,943,835	19,688,082
» Provision for investment securities	11.1	(24,280)	-
Fixed assets		3,903,389	698,874
Tangible fixed assets	12	910,054	543,433
» Cost		1,536,523	1,125,997
» Accumulated depreciation		(626,469)	(582,564)
Intangible fixed assets	13	2,993,335	155,441
» Cost		3,261,505	385,100
» Accumulated amortization		(268,170)	(229,659)
Other assets		3,435,134	3,322,080
» Receivables	14.1	474,713	617,707
» Interest and fees receivable	14.2	2,738,336	2,560,595
» Other assets	14.3	236,086	157,326
» Provisions for other on-balance sheet assets	14.4	(14,001)	(13,548)
TOTAL ASSETS		196,771,033	162,855,332

B02/TCTD-HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 December 2025 (continued)

	Notes	Ending balance VND million	Beginning balance VND million
LIABILITIES			
Borrowings from the Government and the SBV	15	4,415,355	222,891
Due to and borrowings from other credit institutions		51,633,361	38,416,167
» Due to other credit institutions	16.1	49,208,283	33,042,361
» Borrowings from other credit institutions	16.2	2,425,078	5,373,806
Due to customers	17	101,449,573	94,841,470
Valuable papers issued	18	23,645,110	17,678,260
Other liabilities		3,196,067	2,995,491
» Interests and fees payable	19.1	2,797,043	2,568,503
» Other payables	19.2	399,024	426,988
TOTAL LIABILITIES		184,339,466	154,154,279
OWNERS' EQUITY			
Share capital	21.1	10,768,974	7,139,413
Share premium	21.1	(773)	(237)
Statutory reserves	21.1	657,816	675,985
Undistributed profit	21.1	1,005,550	885,892
TOTAL OWNERS' EQUITY		12,431,567	8,701,053
TOTAL LIABILITIES AND OWNERS' EQUITY		196,771,033	162,855,332

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 December 2025 (continued)

B02/TCTD-HN

CONSOLIDATED OFF-BALANCE-SHEET ITEMS

	Notes	Ending balance VND million	Beginning balance VND million
Guarantee for loans	33.2	50	50
Foreign exchange commitments	33.1	53,420,837	35,401,945
» Spot foreign exchange commitments - buy		3,084,594	3,330,715
» Spot foreign exchange commitments - sell		927,886	83,194
» Swap commitments		49,408,357	31,988,036
Letters of Credit	33.2	14,254	21,773
Other guarantees	33.2	787,617	825,609
Other commitments	33.2	15,081,702	8,804,949
Interest and receivable fees not yet collected	33.3	1,229,087	930,391
Written-off debts	33.4	395,536	381,176
Assets and other documents	33.5	204,611	212,919
TOTAL		71,133,694	46,578,812

Can Tho City, Vietnam

12 March 2026

Prepared by:

Ms. Le Ha Cam Trang
General Accountant

Reviewed by:

Ms. Nguyen Thi Thuy Minh
Chief Accountant

Approved by:

Mr. Le Thanh Quy Ngoc
Acting General Director

B03/TCTD-HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 December 2025 (continued)

	Notes	Current year VND million	Previous year VND million
Interest and similar income	23	11,980,393	9,721,857
Interest and similar expenses	24	(8,653,813)	(6,910,284)
Net interest and similar income		3,326,580	2,811,573
Fee and commission income		262,118	231,629
Fee and commission expenses		(101,685)	(94,903)
Net fee and commission income	25	160,433	136,726
Net gain from trading of foreign currencies	26	89,745	80,215
Net gain from trading of investment securities	27	51,029	19,009
Other operating income		6,520	463,620
Other operating expenses		(11,755)	(9,780)
Net (loss)/gain from other operating activities	28	(5,235)	453,840
TOTAL OPERATING INCOME		3,622,552	3,501,363
TOTAL OPERATING EXPENSES	29	(1,728,781)	(1,565,226)
Net operating profit before provision for credit losses		1,893,771	1,936,137
Provision expense for credit losses	10	(362,262)	(804,839)
PROFIT BEFORE TAX		1,531,509	1,131,298
Current corporate income tax expense	20.1	(321,919)	(230,373)
PROFIT AFTER TAX		1,209,590	900,925
Basic earnings per share (VND/share)	22	1,589	1,381

Can Tho City, Vietnam

12 March 2026

Prepared by:

Ms. Le Ha Cam Trang
General Accountant

Reviewed by:

Ms. Nguyen Thi Thuy Minh
Chief Accountant

Approved by:

Mr. Le Thanh Quy Ngoc
Acting General Director

CONSOLIDATED CASH FLOW STATEMENT

for the year ended 31 December 2025

B04/TCTD-HN

	Notes	Current year VND million	Previous year VND million (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES			
Interest and similar receipts		11,871,739	9,868,811
Interest and similar payments		(8,477,145)	(7,271,379)
Net fee and commission receipts	25	132,310	136,726
Net receipts from dealing in foreign currencies, gold and securities		154,457	99,224
Other expenses paid		(11,375)	(9,335)
Recoveries from bad debts previously written-off	28	4,837	463,175
Payments for operating and salary expenses		(1,896,833)	(1,358,889)
Corporate income tax paid during the year	20	(173,122)	(247,156)
Net operating cash flows before changes in operating assets and liabilities		1,604,868	1,681,177
Changes in operating assets			
Decrease/(Increase) in due from and loans to other credit institutions		1,300,000	(1,900,000)
Increase in investment securities		(9,397,691)	(2,240,993)
Increase in derivatives and other financial assets		(239,269)	(69,213)
Increase in loans to customers		(11,598,027)	(12,882,606)
Decrease in allowance for credit losses		(19,299)	(463,175)
(Increase)/decrease in other assets		(73,770)	56,675
Changes in operating liabilities			
Increase in due to Government and the SBV		4,192,464	213,871
Increase in due to and borrowings from other credit institutions		13,217,194	11,794,393
Increase in customer deposits		6,608,103	4,845,755
Increase in valuable papers issued		4,551,720	5,966,090
(Decrease)/increase in other liabilities		(37,195)	447,358
Net cash flows from operating activities		10,109,098	7,449,332
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of fixed assets		(3,076,748)	(443,142)
Proceeds from disposal of fixed assets		509	324
Net cash flows used in investing activities		(3,076,239)	(442,818)

B04/TCTD-HN

CONSOLIDATED CASH FLOW STATEMENT

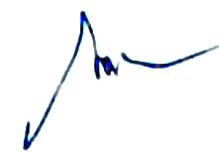
for the year ended 31 December 2025 (continued)

	Notes	Current year VND million	Previous year VND million (Restated)
CASH FLOWS FROM FINANCING ACTIVITIES			
Increase in charter capital from capital contribution and/or share issuance		2,558,119	934,706
Proceeds from the issuance of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings		2,500,000	1,000,000
Payments for the redemption of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings		(1,084,870)	(839,000)
Net cash flows from financing activities		3,973,249	1,095,706
Net cash flows during the year		11,006,108	8,102,220
Cash and cash equivalents at the beginning of the year	30	44,594,502	36,492,282
Cash and cash equivalents at the end of the year	30	55,600,610	44,594,502

Can Tho City, Vietnam

12 March 2026

Prepared by:



Ms. Le Ha Cam Trang
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Reviewed by:



Ms. Nguyen Thi Thuy Minh
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Approved by:




Mr. Le Thanh Quy Ngoc
Acting General Director

as at 31 December 2025 and for the year then ended (continued)

1. THE BANK’S INFORMATION

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

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

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

The Bank’s operating term is 50 years from 15 December 2006.

The main operating activities of the Bank during the year include providing banking services such as mobilizing and receiving short, medium and long-term deposits from various organizations and individuals; providing short, medium and long-term loans to various organizations and individuals based on the nature and capacity of the Bank’s capital resources; foreign exchange and gold bar trading; international trade financing services; trading and providing interest rate derivative products; discounting commercial papers, bonds and other valuable papers; providing factoring services, cash management services, banking consultancy, financial advisory and asset management services, safe deposit box services; government bond, corporate bond trading; providing entrusting and entrusted loans; insurance agency; lease of part of offices, which are not fully used and owned by the Bank; settlement services and other banking services as allowed by the SBV.

Charter capital

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

Operational network

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

Employees

The Bank and its subsidiary have 3,060 employees as at 31 December 2025 (31 December 2024: 2,864 employees).

Subsidiary

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

Subsidiary	Operating License	Nature of Business	Share capital	Ownership
Vietnam Thuong Tin Bank Asset Management Limited (“Vietbank AMC”)	Decision No. 3158/QD-NHNN issued by the SBV on 29 December 2010 and initial Business Registration Certificate No.0310898270 issued by Department of Planning and Investment of Ho Chi Minh City on 6 June 2011, amended for the seventh time by Department of Finance of Ho Chi Minh City on 3 April 2025.	Asset and liabilities management	VND200 billion	100%

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

as at 31 December 2025 and for the year then ended (continued)

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

Fiscal year applicable for the preparation of the Bank’s consolidated financial statements starts on 1 January and ends on 31 December.

2.2 Accounting currency

The consolidated financial statements are prepared in Vietnam dong (“VND”) which is also the Bank’s currency. For the purpose of preparing these consolidated financial statements as at 31 December 2025, the data is rounded to millions and expressed in millions of Vietnam dong (“VND million”). This presentation does not impact the views of the readers of the financial statements on the consolidated statement of financial position, the consolidated income statement and the consolidated cash flow statement.

3. APPLIED ACCOUNTING STANDARDS AND SYSTEM

3.1 Statement of compliance

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

3.2 Accounting standards and system

The consolidated financial statements of the Bank and its subsidiary have been prepared in accordance with the accounting system applicable to credit institutions required under Decision No. 479/2004/QD-NHNN issued on 29 April 2004, Circular No. 10/2014/TT-NHNN dated 20 March 2014 and Circular No. 22/2017/TT-NHNN dated 29 December 2017 amending and supplementing Decision No. 479/2004/QD-NHNN; Decision No. 16/2007/QD-NHNN dated 18 April 2007, Circular No. 49/2014/TT-NHNN amending and supplementing a number of articles of the financial reporting regime applicable to credit institution required under Decision No. 16/2007/QD-NHNN and others Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

and

- » Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series No. 5).

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

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

3.3 Basis of consolidation

The consolidated financial statements include the financial statements of the Bank and its subsidiary as at 31 December 2025.

The financial statements of the Bank and its subsidiary are prepared for the same reporting period and using consistent accounting policies.

All intra-group balances, income and expenses and unrealized profits/losses resulting from intra-group transactions are eliminated in full.

The financial statements of subsidiary are fully consolidated from the date when the control is transferred to the Bank. The control is achieved when the Bank has the power, directly or indirectly, to govern the financial and operating polices of subsidiary so as to obtain economic benefits from their activities. Business operating results of subsidiary acquired or disposed during the year are accounted appropriately in the consolidated income statement from the date of acquisition or up to the date of disposal.

3.4 Basis of assumptions and uses of estimates

The preparation of the consolidated financial statements requires 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 provisions. Such estimates are necessarily based on assumptions involving varying degrees of subjectivity and uncertainty. Therefore, actual results may differ from estimates resulting in future changes in such items.

as at 31 December 2025 and for the year then ended (continued)

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Change in accounting policies and disclosures

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

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

Regarding special loans:

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

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

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

This Law takes effect from 15 October 2025.

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

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

1. Distribution of profits to capital-contributing parties in accordance with existing transactions and executed contracts (if any);
2. Offsetting losses from previous years that have

exceeded the period permitted to be deducted from profit before corporate income tax;

3. Appropriation to charter capital – supplementing reserve funds, as follows:

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

4. Appropriation to financial reserve funds, as follows:

<i>Percentage of profit after tax</i>	<i>Maximum level</i>
10% of remaining profit after tax after distribution to items 1, 2, and 3 above	No limit specified

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

Decree 135 takes effect from 1 August 2025.

4.2 Cash and cash equivalents

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

4.3 Deposits and loans to other credit institutions

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

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

Accordingly, the Bank makes a specific provision for placements with (except for current accounts) and loans to other credit institutions in accordance with the method described in Note 4.5.

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

According to Circular 31, for deposits at credit institutions that are under special control as stipulated in Article 9, Article 174 of the Law on Credit Institutions

as at 31 December 2025 and for the year then ended (continued)

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

4.4 Loans to customers

Loans to customers are presented at the principal amounts outstanding at the end of the financial year. Provisions for credit risk of customer loans shall be accounted for and presented as a consolidated line item on the consolidated financial statements.

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

The classification of debt and the establishment of credit risk provisions are carried out in accordance with Circular 31 and Decree 86, as presented in Note 4.5.

4.5 Loan classification and provision for credit losses applied to due from and loans to other credit institutions, unlisted corporate bonds purchased and entrusted for purchase by the Bank and its subsidiary, loans to customers, entrusted for grant by the Bank and its subsidiary and other credit risk-bearing assets

4.5.1 Debt classification and credit risk provisioning

The classification of debt for deposits and loans to other credit institutions, purchases and delegated purchases of unlisted corporate bonds, customer loans, delegated credit facilities, and credit risk assets (collectively referred to as "debts") is carried out using quantitative methods prescribed in Article 10 of Circular 31. According to this method, loans to customers are classified into the following risk categories: Standard Debt, Watchlist Debt, Substandard Debt, Doubtful Debt, and Loss Debt based on delinquency status. Debts classified as Substandard, Doubtful, and Loss are considered non-performing loans.

The general provision as of 31 December 2025, is established at a rate of 0.75% of the total outstanding balance as of 31 December 2025, of debts excluding deposits and loans to other credit institutions and purchases of commercial papers, bonds, deposit certificates, and bonds issued by other domestic branches of foreign banks and credit institutions.

The specific provisions as of 31 December 2025 are determined by multiplying the remaining balance after deducting the value of collateral assets by the provision rate according to the classification of debt groups as of 31 December 2025. The determination of the value and deduction value of each type of collateral asset is specified in Decree 86.

The specific provision rates for each group are presented as follows:

<i>Group</i>	<i>Quantitative loan classification</i>	<i>Provision rate</i>
1 Current	(a) Current debts are assessed as fully and timely recoverable for both principals and interests; or (b) Debts are overdue for a period of less than 10 days and assessed as fully recoverable for both overdue principals and interests, and fully and timely recoverable for both remaining principals and interests.	0%
2 Special mention	(a) Debts are overdue for a period of between 10 days and 90 days; or (b) Debts of which the repayment terms are restructured for the first time.	5%

3	Sub - Standard	<p>(a) Overdue debts from 91 days to 180 days; or</p> <p>(b) Restructured debts for the first time; or</p> <p>(c) Debts waived or reduced interest due to customers' inability to fully repay according to the agreement; or</p> <p>(d) Debts falling into one of the following cases that have not been recovered within 30 days from the date of the recovery decision:</p> <p>» Debt violating the provisions of Clauses 1, 3, 4, 5, 6 of Article 134 of the Law on Credit Institutions; or</p> <p>» Debt violating the provisions of Clauses 1, 2, 3, 4 of Article 135 of the Law on Credit Institutions; or</p> <p>» Debt violating the provisions of Clauses 1, 2, 5, 9 of Article 136 of the Law on Credit Institutions.</p> <p>(e) Debts within the recovery period according to inspection or examination conclusions;</p> <p>(f) Debts to be recovered according to the pre-maturity recovery decision of a credit institution, foreign bank branch due to customers' violation of credit contracts with the credit institution, foreign bank branch, which have not been recovered within 30 days from the date of the recovery decision; or</p> <p>(g) Upon request by the State Bank of Vietnam based on inspection results, supervision, and related credit information.</p>	20%
Group		Quantitative loan classification	Provision rate
4	Doubtful	<p>(a) Overdue debts from 181 days to 360 days; or</p> <p>(b) Restructured debts with the first overdue payment exceeding 90 days according to the first restructuring period; or</p> <p>(c) Restructured debts with the second restructuring period; or</p> <p>(d) Debts specified in point (d) of Group 3 debts that have not been recovered within 30 to 60 days from the date of the recovery decision; or</p> <p>(e) Debts to be recovered according to inspection or examination conclusions but exceeding the recovery period stated in the inspection conclusion by up to 60 days and still not recovered.</p> <p>(f) Debts to be recovered according to the pre-maturity recovery decision of a credit institution, foreign bank branch due to customers' violation of the agreement with the credit institution, foreign bank branch, which have not been recovered within 30 to 60 days from the date of the recovery decision; or</p> <p>(g) Upon request by the State Bank of Vietnam based on inspection results, supervision, and related credit information.</p>	50%

5	Loss	<p>(a) Overdue debts exceeding 360 days; or</p> <p>(b) Restructured debts with the first overdue payment of 91 days or more according to the first restructuring period; or</p> <p>(c) Restructured debts with the second restructuring period and overdue according to the second restructuring period; or</p> <p>(d) Restructured debts with the third or subsequent restructuring period, whether overdue or not; or</p> <p>(e) Debts specified in point (d) of Group 3 debts that have not been recovered within more than 60 days from the date of the recovery decision; or</p> <p>(f) Debts to be recovered according to inspection conclusions but exceeding the recovery period stated in the inspection conclusion by more than 60 days and still not recovered; or</p> <p>(g) Debts to be recovered according to the pre-maturity recovery decision of a credit institution, foreign bank branch due to customers' violation of the agreement with the credit institution, foreign bank branch, which have not been recovered for more than 60 days from the date of the recovery decision; or</p> <p>(h) Debts of customers who are credit institutions announced by the State Bank of Vietnam to be placed under special control or foreign bank branches with frozen capital and assets; or</p> <p>(i) Upon request by the State Bank of Vietnam based on inspection results, supervision, and related credit information.</p>	100%
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In case a customer has more than one debt with a bank and any of the debts are classified into a higher-risk debt group, the bank will classify the remaining debts of that customer into the corresponding higher-risk debt group based on the level of risk.

In the event that a customer's debt is classified into a lower-risk debt group than the group specified in the list provided by the Credit Information Center of Vietnam State Bank ("CIC"), the bank must adjust the debt classification results according to the debt group provided by CIC.

When a bank participates in lending with co-financing but not as the lead bank, the bank classifies the debts (including co-financing loans) of that customer into a higher-risk group based on the evaluation of both the lead bank and the participating bank.

4.5.2 Restructuring repayment terms, interest waiver or reduction, fee waiver or reduction, maintaining the debt group to support customers:

From 13 March 2020 to 30 June 2022, the Bank implemented a policy for restructuring debt repayment terms, waiving and reducing interest and fees, and maintaining the debt classification for loans that met the conditions of Circular No. 01/2020/TT-NHNN dated 13 March 2020 ("Circular 01"), Circular No. 03/2021/TT-NHNN ("Circular 03") dated 02 April 2021, and Circular No. 14/2021/TT-NHNN ("Circular 14") dated 7 September 2021, issued by the State Bank, which regulates the restructuring of debt repayment terms, waiving and reducing interest and fees, and maintaining debt classification by credit institutions and foreign bank branches to support customers affected by the COVID-19 pandemic.

Disbursement date	Overdue status	Overdue period	Principle of maintaining the debt group
Before 1 August 2021	Within the deadline or overdue by up to 10 days	From 30 March 2020 to 30 June 2022	Maintain the classified debt group at the most recent time before 23 January 2020 or the classified debt group at the most recent time before the first restructuring of the repayment term

as at 31 December 2025 and for the year then ended (continued)

Before 23 January 2020	Overdue	From 23 January 2020 to 29 March 2020	Maintain the classified debt group at the most recent time before 23 January 2020
From 23 January 2020, to 10 June 2020		From 23 January 2020 to 17 May 2021	Maintain the classified debt group at the most recent time before the date the debt was classified as overdue
From 10 June 2020 to 1 August 2021		From 17 July 2021 to 7 September 2021	

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

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

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

4.5.3 Specific provisions are made for customers with restructured loan balances, interest or fee exemptions or reductions, and maintained debt classification

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

C = A - B

In which:

C: Additional specific provision;

A: Specific provision to be made for all outstanding loan balance of customers according to the results of loan classification under Circular 31 and Decree 86 (Note 4.5.1);

B: Total specific provision to be made for the outstanding balance of loans applying loan classification under the policy of loan classification retention (Note 4.5.2) and specific provision to be made for remaining loan balances of the customers according to the results of loan classification under Circular 31 and Decree 86 (Note 4.5.1).

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

- » For loans that fall under the policy of loan restructuring and loan classification retention as

prescribed in Circular 01, Circular 03 and Circular 14:

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

4.5.4 Write-off bad debts

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

as at 31 December 2025 and for the year then ended (continued)

4.6 Securities held for trading

4.6.1 Classification and recognition

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

4.6.2 Measurement

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

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

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

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

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

4.6.3 De-recognition

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

4.7 Available-for-sale securities

4.7.1 Classification and recognition

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

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

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

straight-line basis over the remaining term of securities. Interest received in arrears is recorded as follows: Cumulative interest incurred before the purchasing date is recorded as a decrease in the accrued interest; cumulative interest incurred after the purchasing date is recognized as income based on the accumulated method. Interest received in advance is amortized into the securities investment interest income on a straight-line basis over the term of securities investment.

4.7.2 Measurement

Periodically, securities held for sale will be assessed for potential price reductions.

Securities held for sale are provisioned for price reductions when their carrying value exceeds the market value. The provision does not include Government bonds, Government-guaranteed bonds, and local government bonds. The provision for price reductions is recorded in the consolidated statement of comprehensive income under the item "Net gain/(loss) from trading of investment securities".

For corporate bonds that are not listed on the stock market or not traded on the trading market of public unlisted companies, the bank establishes provisions for risk according to Decree 86, as presented in Note 4.5 of the explanatory notes.

4.8 Held-to-maturity securities

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

Held-to-maturity securities are recognized in the similar as available-for-sale debt securities are presented in Note 4.7

4.9 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

as at 31 December 2025 and for the year then ended (continued)

4.10 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

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

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

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

4.11 Depreciation and amortization

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

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

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

4.12 Leased assets

4.12.1 Lessee

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

4.12.2 Lessor

The bank recognizes operating lease assets on the consolidated financial position report. Operating lease revenue is recognized on a straight-line basis in the ‘Fee and Commission Income’ item on the consolidated income statement throughout the lease term, regardless of the payment method. Operating lease expenses, including depreciation of leased assets, are recognized as expenses in the year they are incurred.

4.13 Receivables

4.13.1 Receivables classified as credit risk assets

Receivables and outstanding loans sold on credit are classified as credit risk assets and recognized at cost. Overdue receivables are classified and made provision for credit risk by the Bank and its subsidiary in accordance with laws and regulations presented in Note 4.5.

4.13.2 Other receivables

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

Provision for receivables is set up based on the aging schedule of overdue receivables or expected losses which may occur in case where the receivables have not been due for payment but an economic organization is bankrupted or liquidated; or individual debtor is missing, run away, being prosecuted, under a trial or serving sentences or dead. Provision expense is recognized into “Other operating expenses” for the year.

For overdue receivables, the provision level is determined as follows:

Overdue	Provision rate
From six (6) months up to less than one (1) year	30%
From one (1) year up to less than two (2) years	50%
From two (2) years up to less than three (3) years	70%
From three (3) years and above	100%

4.14 Prepaid expenses and deferred expenses

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

4.15 Due to and borrowings from other credit institutions, customers deposits and valuable papers issued

The debts of the State Bank of Vietnam, deposits and borrowings from other credit institutions, customer deposits, and issued risky securities are disclosed and presented based on the principal balance at the end of the accounting period. At the initial recognition, the issuance costs of bonds are deducted from the principal balance of the bonds. The bank gradually allocates these costs to “Interest expenses and similar costs” using a straight-line method appropriate to the term of the securities.

4.16 Payables and accruals

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

4.17 Classification for off-balance sheet commitments

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

The classification of off-balance sheet commitments is made solely for the purpose of managing and monitoring the quality of credit granting activities in accordance with the classification policy applicable to loans as described in Note 4.5.

According to Circular 31 and Decree 86, banks are not

as at 31 December 2025 and for the year then ended (continued)

required to make provisions for off-balance sheet commitments.

4.18 Fiduciary assets

Assets held in trust or in a fiduciary capacity purpose are not considered as assets of the Bank and its subsidiary and are not reported in the consolidated financial statements of the Bank and its subsidiary.

4.19 Derivatives

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

Currency forward contracts

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

Swap contracts

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

4.20 Share capital

4.20.1 Ordinary share

Common stocks are classified as equity capital.

4.20.2 Surplus of Share Capital

The bank reflects in the surplus of share capital account the portion of the increase difference resulting from issuing shares at a premium over par value, as well as the increase or decrease difference compared to the repurchase price when reissuing treasury shares. Additional costs directly related to the issuance price of common shares are recorded as a deduction from the surplus of share capital.

4.20.3 Statutory reserves

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

	Percentage of profit after tax	Maximum balance
Capital supplementary reserve	10% from profit after tax	100% of charter capital
Financial reserve	10% of remaining profit after tax after the appropriation to the capital supplementary reserve	Not regulated

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

4.21 Recognition of income and expense

Interest income and interest expense

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

Fees and commissions

Fees and commissions are recognized when service is supplied.

Income from investment

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

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

Other income

Other income is recognized on cash basis.

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

According to Circular 16/2018/TT-BTC dated 7 February 2018, issued by the Ministry of Finance, which provides guidance on financial regulations for credit institutions and foreign bank branches, in cases where receivables that have been previously recognized as income are subsequently assessed as uncollectible or uncollectible at the due date, the bank shall reduce its revenue if it is in the same accounting period or recognize it as an expense if it is in a different accounting period. The bank should monitor these receivables off-balance sheet to facilitate collection. When these amounts are collected, the bank will recognize them as income in the consolidated financial statements.

4.22 Debts trading operation

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

Purchase debts

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

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

Sale of debts

Revenue and expenses from debt sales are recognized in accordance with Circular No. 09/2015/TT-NHNN issued by the State Bank of Vietnam on 17 July 2015, as amended and supplemented by Circular No. 18/2022/TT-NHNN issued on 26 December 2022, regulating the debt trading activities of credit institutions and branches of foreign banks.

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

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

Book value of debts sold is the book value of the principal, interest and related financial obligations (if any) of debts recorded in the statement of financial

position or off-balance sheet at the date of debts sold; or the book value at the date of writing-off of debts; or the book value of debts written off previously at the date of debts sold.

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

4.23 Foreign currency transactions

In accordance with the accounting system of the Bank and its subsidiary, all transactions are recorded in original currencies. Monetary assets and liabilities denominated in foreign currencies are translated into VND using exchange rates ruling at the consolidated statement of financial position date (Note 40). Income and expenses arising in foreign currencies during the year are converted into VND at rates ruling at the transaction dates. Foreign exchange differences arising from the translation of monetary assets and liabilities are recognized and followed in the "Foreign exchange differences" under "Owners' equity" in the consolidated statement of financial position and will be transferred to the consolidated income statement at the end of the financial year.

4.24 Corporate income tax

Current corporate income tax

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

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

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

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

Deferred corporate tax

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

reporting purposes.

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

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

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

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

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

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

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

The Bank is only allowed to offset deferred income tax assets and deferred income tax liabilities when it has a legally enforceable right to offset current income tax

as at 31 December 2025 and for the year then ended (continued)

assets against current income tax liabilities and when these deferred income tax assets and liabilities are related to corporate income tax managed by the same tax authority:

- For the same taxable entity; or
- The Bank plans to settle current income tax payable and current income tax assets on a net basis or simultaneously with the settlement of the liabilities in each future period when the significant components of the deferred income tax liabilities or deferred income tax assets are settled or realized.

4.25 Offsetting

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

4.26 Employee benefits

4.26.1 Post-employment benefits

Post-employment benefits are paid to retired employees of the Bank and its subsidiary by the Social Insurance Agency which belongs to the Ministry of Labor and Social Affairs. The Bank and its subsidiary are required to contribute to these post-employment benefits by paying social insurance premium to the Social Insurance Agency at the rate of 17.5% of an employee's basic salary and other allowance on a monthly basis. Other than that, the Bank and its subsidiary have no further obligation relating to post-employment benefits.

4.26.2 Voluntary resignation benefits

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

4.26.3 Unemployment insurance

From 1 January 2009, the Bank is required to contribute to the unemployment insurance fund at a rate of 1% of the wage and salary fund used as the basis for unemployment insurance contributions of employees participating in the scheme. Additionally, the Bank deducts 1% of each employee's monthly wage and salary for unemployment insurance contributions, which are paid simultaneously into the Unemployment Insurance Fund.

4.27 Related parties

The entities are considered related parties of the Bank

and its subsidiary if one party has the ability, directly or indirectly, to control the other party or significantly influence the other party in financial and operational decisions, or when the Bank, its subsidiary, and the other party are subject to common control or significant joint influence. Related parties can be companies or individuals, including close family members.

4.28 Segment reporting

A segment is a component determined separately by the Bank, which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. The business segment of the Bank is derived mainly from the business segment.

4.29 Financial instruments

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

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

Financial assets

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

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

Financial asset at fair value through profit or loss

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

- a) It is classified as held for trading. A financial asset is classified as held for trading if:
 - » It is acquired or incurred principally for the purpose of reselling or repurchasing it in the near term;

as at 31 December 2025 and for the year then ended (continued)

- » There is evidence of a recent actual pattern of short-term profit-taking; or
- » It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).

b) Upon initial recognition, it is designated by the entity at fair value through profit or loss.

Held-to-maturity investments:

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

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

Available-for-sale financial assets

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

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

Loans and receivables:

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

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

Financial liabilities

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

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

Financial liability at fair value through profit or loss:

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

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

- » It is acquired or incurred principally for the purpose of reselling or repurchasing it in the near term;
- » There is evidence of a recent actual pattern of short-term profit-taking; or
- » It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).

b) Upon initial recognition, it is designated by the entity as at fair value through profit or loss.

Financial liabilities at amortized cost

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

Offsetting of financial instruments

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

4.30 Earnings per share

The Bank and its subsidiary present basic earnings per share for common shares. Basic earnings per share is calculated by dividing the allocated profit or loss to the shareholders holding common shares of the Bank and its subsidiary (after adjusting for the allocation of bonus and welfare funds) by the weighted average number of common shares outstanding during the year.

If the issuance of shares during the year only results in a change in the number of shares without affecting the capital source, the Bank and its subsidiary will adjust the weighted average number of common shares outstanding presented in the consolidated financial statements accordingly, leading to a corresponding adjustment to the basic earnings per share measure.

as at 31 December 2025 and for the year then ended (continued)

5. CASH

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

6. BALANCES WITH THE STATE BANK OF VIETNAM (“SBV”)

	Ending balance VND million	Beginning balance VND million
In VND	3,804,140	6,967,475
In US Dollars (“USD”)	128,790	57,225
	3,932,930	7,024,700

Deposits at the State Bank of Vietnam (NHNN) include payment deposits and compulsory reserves at the State Bank of Vietnam. The average balance of payment deposits held by the Bank at the State Bank of Vietnam shall not be lower than the amount of required reserves for the month. The amount of required reserves for the month is calculated by multiplying the average balance of each type of deposit subject to compulsory reserves in the previous month by the corresponding reserve ratio.

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

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

The actual annual interest rates for deposits at the State Bank of Vietnam (NHNN) are as follows

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

as at 31 December 2025 and for the year then ended (continued)

7. DUE FROM AND LOANS TO OTHER CREDIT INSTITUTIONS**7.1 Due from other credit institutions**

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

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

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

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

7.2 Loans to other credit institutions

	Ending balance VND million	Beginning balance VND million
In VND	600,000	1,900,000

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

	31 December 2025 % p.a	31 December 2024 % p.a
Commercial lending In VND	7.40 - 7.60	5.50

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

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

as at 31 December 2025 and for the year then ended (continued)

8. DERIVATIVES AND OTHER FINANCIAL ASSETS

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

9. LOANS TO CUSTOMERS

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

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

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

9.1 Analysis of loans by quality

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

as at 31 December 2025 and for the year then ended (continued)

9.2 Analysis of loans by original term

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

9.3 Analysis of loans by types of customers and ownership

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

9.4 Analysis of loans by economic sector

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

as at 31 December 2025 and for the year then ended (continued)

9.5 Analysis of loans by currency

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

10. PROVISION FOR CREDIT LOSSES

Provision expenses for the year comprised of:

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

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

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

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

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

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

as at 31 December 2025 and for the year then ended (continued)

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

11. INVESTMENT SECURITIES

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

11.1 Available-for-sale investments securities

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

- (i) Government bonds have terms from 10 years to 15 years, bear interest rates from 2.30% p.a. to 2.90% p.a., interest is paid annually, and the principal is paid at maturity.
- (ii) Deposit certificates issued by other domestic credit institutions have terms from 7 months to 1 years, bear interest rates from 5.50% p.a. to 7.20% p.a., interest is paid every 6 months and principal is paid on the maturity date.
- (iii) Bonds issued by domestic economic organizations have maturities ranging from 18 months to 4 years, with interest rates from 8.50% p.a to 10.50% p.a, principal is paid on the maturity date, interest are paid at the maturity date or periodically every 6 months.

as at 31 December 2025 and for the year then ended (continued)

11. INVESTMENT SECURITIES (continued)**11.1 Available-for-sale investments securities (continued)**

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

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

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

	Current year VND million	Previous year VND million
Beginning balance	-	-
» Provision made during the year	24,280	-
Ending balance	24,280	-

11.2 Other held-to-maturity investment securities

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

(i) Government bonds have terms from 10 years to 20 years, bear interest rate from 2.10% p.a to 3.60% p.a, interest is paid annually and the principal is paid at maturity.

(ii) Deposit certificates issued by other domestic credit institutions have terms from 6 months to 13 months, bear interest rate from 5.20% p.a. to 7.70% p.a, interest is paid annually and the principal is paid at maturity.

(iii) Bonds issued by other domestic credit institutions have a term from 2 to 15 years with an fixed/floating interest rate ranging from 3.00% p.a to 6.90% p.a, with interest is paid annually and principal is paid on the maturity date.

as at 31 December 2025 and for the year then ended (continued)

Accordingly, the Bank is using several Government bonds with a total par value of VND1,010,000 million (As at 31 December 2024, the Bank had used VND1,200,000 million of Government bonds and VND 28,000 million of bonds issued by other domestic credit institutions) as collateral for borrowings from other credit institutions and for obtaining credit limits for transactions conducted with the SBV (Note 32.2).

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

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

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

	Ending balance VND million	Beginning balance VND million
Standard		
Available-for-sale investment securities	5.610.417	2,430,479
Held-to-maturity investment securities	13.610.534	8,350,256
	19.220.951	10,780,735

as at 31 December 2025 and for the year then ended (continued)

12. TANGIBLE FIXED ASSETS

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

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

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

as at 31 December 2025 and for the year then ended (continued)

13. INTANGIBLE FIXED ASSETS

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

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

Cost of intangible fixed assets fully depreciated but still in use as at 31 December 2025 is VND7,855 million

(31 December 2024: VND2,380 million).

14 OTHER ASSETS

14.1 Receivables

	Ending balance VND million	Beginning balance VND million
Advance to employees	104,859	56,898
Receivables from remittance operation	96,316	31,890
Deposits for office rental	64,752	62,273
Collateral, mortgage, and pledge (i)	53,332	52,384
Constructions in progress (ii)	48,413	330,020
Advance payment to supplier	25,604	22,914
Advances for operational activities	24,153	15,253
Shortage of assets awaiting resolution	13,428	10,416
Advances for resolving of collaterals	10,188	10,188
Foreclosed assets not yet transferred to the Bank	12,300	12,300
Other receivables	21,368	13,171
	474,713	617,707
Provision for receivables	(14,001)	(13,548)
	460,712	604,159

14. OTHER ASSETS (continued)**14.1 Receivables (continued)**

(i) Collateral, mortgage and pledge:

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

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

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

Changes in purchase of fixed assets for the year are as follows:

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

14.2 Interest and fees receivable

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

14.3 Other assets

	Ending balance VND million	Beginning balance VND million
Prepaid expenses (i)	183,497	91,372
Foreclosed assets (ii)	13,578	13,576
Tools and equipment	12,724	12,557
Others	26,287	39,821
	236,086	157,326

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

	Current year VND million	Previous year VND million
Beginning balance	91,372	119,499
Increase in the year	1,004,422	569,397
Allocate in the year	(912,297)	(597,534)
Ending balance	183,497	91,362

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

	Ending balance VND million	Beginning balance VND million
Real estate	13,578	13,576

14.4 Provision for other assets

The balance of provisions for other assets includes:

	Ending balance VND million	Beginning balance VND million
Provision for other assets		
» Advances for resolving of collaterals	10,188	10,188
» Shortage of assets awaiting resolution	2,540	2,540
» Provision for other assets	1,273	820
	14,001	13,548

as at 31 December 2025 and for the year then ended (continued)

15. BORROWINGS FROM THE GOVERNMENT AND THE SBV

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

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

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

16. DUE TO AND BORROWINGS FROM OTHER CREDIT INSTITUTIONS

16.1 Due to other credit institutions

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

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

	31 December 2025 % p.a	31 December 2024 % p.a
Demand deposits in VND	0.00 - 0.50	0.00
Term deposits in VND	5.35 - 9.70	3.90 - 6.00
Term deposits in USD	3.80 - 4.30	4.75 - 5.24

16.2 Borrowings from other credit institutions

	Ending balance VND million	Beginning balance VND million
In VND	2,400,000	5,300,000
In USD	25,078	73,806
	2,425,078	5,373,806

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

	31 December 2025 % p.a	31 December 2024 % p.a
In VND	5.30 - 6.20	5.50 - 6.20
In USD	4.31	5.38

as at 31 December 2025 and for the year then ended (continued)

17. DUE TO CUSTOMERS

17.1 Analysis by products

	Ending balance VND million	Beginning balance VND million
Demand deposits	4,444,077	4,596,959
Demand deposits in VND	4,401,032	4,549,855
Demand deposits in foreign currencies	43,045	47,104
Term deposits	8,760,617	7,974,942
Term deposits in VND	8,735,539	7,937,252
Term deposits in foreign currencies	25,078	37,690
Saving deposits	88,146,362	82,167,416
Saving deposits in VND	86,664,735	81,662,846
Saving deposits in foreign currencies	1,481,627	504,570
Margin deposits	97,955	95,918
Margin deposits in VND	97,947	95,910
Margin deposits in foreign currencies	8	8
Deposits for specific purposes	562	6,235
Deposits for specific purposes in VND	483	633
Deposits for specific purposes in foreign currencies	79	5,602
	101,449,573	94,841,470

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

	31 December 2025 % p.a	31 December 2024 % p.a
Demand deposits in VND	0.00 - 0.50	0.00 - 0.50
Demand deposits in foreign currencies	0.00	0.00
Term deposits in VND	0.30 - 9.50	0.30 - 9.85
Term deposits in foreign currencies	0.00	0.00
Term saving deposits in VND	0.30 - 10.30	0.30 - 11.80
Term saving deposits in foreign currencies	0.00	0.00
Margin deposits in VND	0.00 - 6.30	0.00 - 7.10
Margin deposits in foreign currencies	0.00	0.00
Deposits for specific purposes in VND	0.00 - 0.30	0.00 - 0.30
Deposits for specific purposes in foreign currencies	0.00	0.00

as at 31 December 2025 and for the year then ended (continued)

17 DUE TO CUSTOMERS (continued)**17.2 Analysis by type of customers and by type of entities**

	Ending balance		Beginning balance	
	VND million	%	VND million	%
Economic entities	9,000,873	8.86	7,757,034	8.18
Other joint-stock companies	5,260,681	5.19	4,017,289	4.24
Other limited liabilities companies	1,727,755	1.70	1,639,999	1.73
Operation administration entity, the Party, unions and associations	714,389	0.70	562,878	0.59
State-owned enterprises	247,996	0.24	496,593	0.52
Foreign direct invested enterprises	171,755	0.17	200,482	0.21
Joint stock companies with the State owning over 50% of capital or ordinary shares; or controlled by the State	123,524	0.12	12,237	0.01
Two or more members limited liability companies with the State owning over 50% of capital or controlled by the State	74,952	0.07	76,199	0.08
Co-operatives and unions of co-operative	50,399	0.05	63,181	0.07
Partnership companies	40,856	0.04	1,527	0.00
One-member limited liability companies with the State owning 100% of capital	12,481	0.01	15,627	0.02
Private enterprises	8,540	0.01	2,903	0.00
Others	567,545	0.56	668,119	0.70
Individuals	92,448,700	91.14	87,084,436	91.82
	101,449,573	100	94,841,470	100

18. VALUABLE PAPERS ISSUED

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

	Ending balance VND million	Beginning balance VND million
Certificate of deposits less than 1 year	16,400,000	13,215,000
Certificate of deposits over 5 year	2,137,810	771,090
Bonds having term over 5 years	5,107,300	3,692,170
	23,645,110	17,678,260

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

	31 December 2025 % p.a	31 December 2024 % p.a
Certificates of deposit less than 1 year	5.50 - 6.60	5.50 - 6.20
Certificates of deposit over 5 year	7.70 - 7.80	7.80
Bonds having term over 5 years	7.40 - 9.30	7.18 - 7.80

as at 31 December 2025 and for the year then ended (continued)

19. OTHER LIABILITIES**19.1 Interest and fees payable**

	Ending balance VND million	Beginning balance VND million
Interest payables for deposits	2,201,990	2,033,740
Interest payable from valuable papers issued	484,602	419,475
Interest payables for borrowings	56,675	113,535
Other interest and fees payable	53,776	1,753
	2,797,043	2,568,503

19.2 Other liabilities

	Ending balance VND million	Beginning balance VND million
Internal payables	37,741	104,799
Payables to employees	17,247	91,651
Bonus and welfare fund (i)	20,494	13,148
External payables	361,283	322,189
Tax and other statutory obligations	221,737	70,055
Payments pending in payment operations	77,804	188,555
Unearned guarantee fee	19,058	16,434
Payable for remittance operation	21,809	46,374
Other payables	20,875	771
	399,024	426,988

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

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

20. TAXES AND OTHER OBLIGATIONS TO THE STATE BUDGET

	Beginning balance VND million	Movement during the year		Ending balance VND million
		Payables VND million	Paid VND million	
Value added tax	1,448	22,827	(22,024)	2,251
Corporate income tax	60,661	321,919	(173,122)	209,458
Personal income tax	7,946	68,526	(66,444)	10,028
Other taxes	-	8,505	(8,505)	-
	70,055	421,777	(270,095)	221,737

21.1 Corporate income tax

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

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

Current corporate income tax payable is determined based on taxable income for the financial year. Taxable income differs from the income reported in the consolidated statement of profit or loss because taxable income excludes items of income subject to tax or expenses deductible in different years due to differences between the accounting policies applied by the Bank and its subsidiary and the prevailing tax regulations, and also excludes items that are non-taxable or non-deductible for tax purposes. Current corporate income tax payable of the Bank and its subsidiary is calculated based on the tax rates enacted as at the end of the financial year.

Provision for corporate income tax expense is computed as follows:

	Current year VND million	Previous year VND million
Total profits before tax	1,531,509	1,131,298
Income tax expense using tax rate applicable for the Bank (20%)	306,302	226,260
Adjustments to increase	10,123	3,933
Non-deductible expenses	10,123	3,933
Adjustments to decrease	(54)	(29)
Income from real estate transfer	-	(15)
Loss carried forward from subsidiary	(54)	(14)
Corporate income tax expense from business activities	316,371	230,164
Income from real estate transfer activities	-	75
Corporate income tax expense from real estate transfer activities	-	15
Additional tax payment from previous years	5,548	194
Current corporate income tax expense	321,919	230,373

21. CAPITAL AND RESERVES

21.1 Movements of changes in owners’ equity

Movements of changes in owners’ equity of the Bank and its subsidiary during the year are as follows:

Item	Charter capital VND million	Financial reserve VND million	Capital supple- mentary reserve VND million	Financial reserve fund VND million	Undistributed profit VND million	Total VND million
Beginning balance	7,139,413	(237)	256,558	419,427	885,892	8,701,053
Increase capital during the year	2,558,655	(536)	-	-	-	2,558,119
Increase capital contribution from undistributed profits	823,912	-	-	-	(823,912)	-
Increase in capital from capital supplementary reserve	246,994	-	(246,994)	-	-	-
Net profit for the year	-	-	-	-	1,209,590	1,209,590
Appropriation to bonus and welfare funds	-	-	-	-	(37,195)	(37,195)
Appropriation to reserves	-	-	120,434	108,391	(228,825)	-
	10,768,974	(773)	129,998	527,818	1,005,550	12,431,567

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

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

21.2 Share capital

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

As at 31 December 2025, par value of each common share is VND10,000.

as at 31 December 2025 and for the year then ended (continued)

22. BASIC EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Bank and its subsidiary (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Information for basic earnings per share calculation of the Bank and its subsidiary are as follows:

	Current year	Previous year Restated
Net profit after tax (VND million)	1,209,590	900,925
Allocation to the bonus and welfare fund (million VND) (*)	-	37,195
Profit distribution for common shares (million VND)	1,209,590	863,730
Weighted average number of outstanding ordinary shares in the year (share)	761,227,781	625,642,183
Basic earnings per share (VND)	1,589	1,381

As at 31 December 2025, the par value of each common share of the Bank is 10,000 Vietnamese dong

(*) The profit or loss after tax allocated to shareholders of common shares of the Bank is the adjusted figure for the allocation of reward and welfare funds. As of the accounting period ending on 31 December 2025, these figures do not deduct the allocation of reward and welfare funds as there has been no decision from the Shareholders' General Meeting yet.

23. INTEREST AND SIMILAR INCOME

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

24. INTEREST AND SIMILAR EXPENSES

	Current year VND million	Previous year VND million
Interest expense on deposits	7,112,368	5,811,306
Interest expense on valuable papers issued	1,248,848	890,831
Interest expense on borrowings	288,293	203,962
Other credit activities expenses	4,304	4,185
	8,653,813	6,910,284

as at 31 December 2025 and for the year then ended (continued)

25. NET FEE AND COMMISSION INCOME

	Current year VND million	Previous year VND million
Fees and commission incomes	262,118	231,629
Income from settlement services and card services	131,909	188,697
Income from service activity	95,129	15,708
Other incomes	35,080	27,224
Fees and commission expenses	(101,685)	(94,903)
Expense from payment services and card services	(67,425)	(80,553)
Expense on consultant fee	(14,581)	(9,089)
Postage and telecommunication fee	(181)	(210)
Other expenses	(19,498)	(5,051)
Net profit from service operations	160,433	136,726

26. NET GAIN FROM TRADING OF FOREIGN CURRENCIES

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

27. NET GAIN FROM TRADING OF INVESTMENT SECURITIES

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

as at 31 December 2025 and for the year then ended (continued)

28. NET (LOSS)/GAIN FROM OTHER OPERATING ACTIVITIES

	Current year VND million	Previous year VND million
Other incomes	6,520	463,620
Income from recovery of written-off bad debts	4,837	463,175
Income from disposal of fixed assets	509	324
Other incomes	1,174	121
Other expenses	(11,755)	(9,780)
Other operating expenses	(10,961)	(8,801)
Expenses from disposal of fixed assets	(794)	(979)
	(5,235)	453,840

29. OPERATING EXPENSES

	Current year VND million	Previous year VND million
Tax expenses & other fees	2,482	1,530
Employee expenses	841,956	759,118
» Salary and allowances	665,319	621,966
» Salary related expenses	74,982	62,792
» Other allowances	101,655	74,360
Expenses relating to assets	444,221	409,192
<i>In which:</i>		
» Depreciation and amortization expenses	102,670	101,538
Expenses for public administrative management activities	298,947	267,588
<i>In which:</i>		
» Business travel expense	10,550	9,491
Expense on customer deposit insurance	140,722	125,258
Provision expenses (excluding provisions for credit risks and securities risk)	453	2,540
	1,728,781	1,565,226

30. CASH AND CASH EQUIVALENTS

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

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

as at 31 December 2025 and for the year then ended (continued)

31. EMPLOYEES' INCOME

	Current year	Previous year
I. Total average number of employees (person)	2,990	2,667
II. Employees' income (VND million)		
1. Total salary fund and bonus	714,438	622,046
2. Other income	101,655	74,360
3. Total income (1+2)	816,093	696,406
4. Average salary per capita	19.91	19.44
5. Average income per capita	22.74	21.76

32. COLLATERALS AND MORTGAGES**32.1 Assets, valuable papers received for mortgage and pledge**

The table below presents the types and collateral values of customer loans based on the book value as of the end of the year as follows:

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

32.2 Assets, valuable papers used for mortgage and pledge

The face value of the pledged and collateralized documents of the Bank and its subsidiary as of the end of the year is as follows:

	Ending balance VND million	Beginning balance VND million
Government bonds	1,010,000	1,200,000
Bonds issued by other domestic credit institutions	-	28,000
	1.010.000	1.228.000

as at 31 December 2025 and for the year then ended (continued)

33. CONTINGENT LIABILITIES AND COMMITMENTS**33.1 Foreign exchange commitments**

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

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

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

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

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Foreign exchange commitments		
Spot foreign exchange commitments - buy	3,084,594	3,330,715
Spot foreign exchange commitments - sell	927,886	83,194
Swap commitments	49,408,357	31,988,036
	53,420,837	35,401,945

33.2 Trade finance commitments

In the normal course of business, the Bank and its subsidiary engage in financial instruments recorded outside the consolidated financial statements. These financial instruments primarily include foreign exchange commitments, guarantee commitments, and letters of credit. These instruments also expose the Bank and its subsidiary to credit risks in addition to the credit risks recognized on the balance sheet.

The credit risk of off-balance-sheet financial instruments is defined as the potential to pose credit risk to the bank and its subsidiary when one of the parties involved in that financial instrument fails to fulfill the terms of the contract.

Financial guarantees are conditional commitments issued by the Bank and its subsidiary to guarantee a customer's obligations to a third party, including guarantees for borrowings, settlements, contract performance, bidding and other guarantees. The credit risk associated with issuing guarantees is essentially the same as that involved in extending credit facilities to customers.

Commercial sight letters of credit represent a financing transaction by the Bank and its subsidiary to their customers, where the customer is usually the buyer/importer of goods, and the beneficiary is typically the seller/exporter. The credit risk of commercial sight letters is generally limited, as the shipped goods serve as collateral for the transaction.

Deferred payment letters of credit represent the amounts at risk if the contract is fully executed but the client fails to pay the beneficiary. Deferred payment letters of credit that are defaulted by clients are recognized by the Bank and its subsidiary as compulsory loans, with corresponding liabilities representing the financial obligations of the Bank and its subsidiary to pay the beneficiaries and fulfill their guarantor obligations.

The Bank and its subsidiary require margin deposits to secure credit-related financial instruments when necessary. The required margin deposit varies from 0% to 100% of the commitment value, depending on the creditworthiness of the clients as assessed by the Bank and its subsidiary.

as at 31 December 2025 and for the year then ended (continued)

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

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

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

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Standard		
<i>In which:</i>		
» <i>Letters of credit</i>	14,254	21,773
» <i>Other guarantees</i>	787,617	825,609

33.3 Accrued interest on loans and fees receivable not yet collected

The details of interest on loans and fees receivable not yet collected as of the end of the year are as follows:

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

34.4 Bad debts already handled

The details of the resolved bad debts as of the end of the year are as follows:

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

as at 31 December 2025 and for the year then ended (continued)

33. CONTINGENT LIABILITIES AND COMMITMENTS continued)**33.5 Other assets and documents**

The details of other assets and documents as of the end of the year are as follows:

	Ending balance VND million	Beginning balance VND million
Other assets kept for customers	168,787	187,844
Collateral assets received as a substitute for the fulfillment of obligations by the guarantor, pending resolution	12,300	12,300
Other valuable assets being preserved	23,524	12,775
	204,611	212,919

34. RELATED PARTY TRANSACTIONS

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

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

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

Related party	Transactions	Current year VND million	Previous year VND million
Board of Management	Deposit taken on demand deposit account	232,889	202,047
	Deposit taken on deposit account	55,650	32,618
	Deposit disbursed on demand deposit account	234,861	220,845
	Deposit disbursed on deposit account	52,054	23,857
	Interest payment on demand deposits	240	23
	Interest payment on deposits account	1,328	704
	Interest income from loans	82	-
Board of Directors	Deposit taken on demand deposit account	194,846	109,938
	Deposit taken on deposit account	45,937	16,401
	Deposit disbursed on demand deposit account	194,785	109,896
	Deposit disbursed on deposit account	37,695	20,884
	Interest payment on demand deposits	87	3
	Interest payment on deposits account	990	723
	Loan repayments	5,363	-
Board of Supervisors	Deposit taken on demand deposit account	3,817	4,410
	Deposit disbursed on demand deposit account	3,838	4,389

as at 31 December 2025 and for the year then ended (continued)

Related party	Transactions	Current year VND million	Previous year VND million
Remuneration for members of the Board of Directors	Mr. Duong Nhat Nguyen - Chairman	13,556	13,500
	Mr. Nguyen Huu Trung - Vice Chairman	8,222	4,083
	Ms Le Thi Xuan Lan - Member	778	744
	Ms Luong Thi Huong Giang - Member	849	842
	Ms Quach To Dung - Member	933	911
Remuneration for members of the Board of Supervisors		2,321	2,061
Salary and allowances of the Board of Management	General Director	17,380	10,216
	Members of the Board of Management	17,238	15,268
Related parties with the Subsidiary, Board of Directors, Board of Management and Board of Supervisors			
Individuals related to the Subsidiary	Deposit taken on demand deposit account	2,076,273	832,407
	Deposit taken on deposit account	445,390	85,000
	Deposit disbursed on demand deposit account	2,078,181	833,504
	Deposit disbursed on term deposit account	259,042	75,450
	Interest payment on demand deposits	22	13
	Interest payment on term deposits	3,947	450
	Loan	238,641	41,050
	Loan repayments	88	467
	Interest income from loans	17,033	3,755
	Interest income from deposits	1,808	7,734
Individuals related to the Board of Directors, the Supervisory Board, and the Executive Management	Deposit taken on demand deposit account	1,159,862	1,313,508
	Deposit taken on deposit account	279,306	208,221
	Deposit disbursed on demand deposit account	1,182,402	1,308,371
	Deposit disbursed on term deposit account	212,365	228,194
	Interest payment on demand deposits	1,808	7,734
	Interest payment on term deposits	1,505	1,150
	Loan	7,750	149,751
	Loan repayments	99,699	1,182
	Interest income from loans	5,401	7,602
	Interest income from deposits	1,505	1,150
Sy Phat Co., Ltd	Deposit taken on demand deposit account	121,399	47,707
	Deposit disbursed on demand deposit account	121,400	47,708
	Interest payment on demand deposits	-	1
Hoa Lam Investment Consulting Company Limited	Deposit taken on demand deposit account	39	31,037
	Deposit disbursed on demand deposit account	40	31,040
Hoa Lam Pharmaceutical Co., Ltd	Deposit taken on demand deposit account	41,235	32,839
	Deposit disbursed on demand deposit account	40,147	32,597
	Interest payment on demand deposits	9	3
Hoa Phat Real Estate Co., Ltd.	Deposit taken on demand deposit account	97,537	41
	Deposit disbursed on demand deposit account	97,540	44
Viet Vmicro Electronics Joint Stock Company	Deposit taken on demand deposit account	763	51
	Deposit disbursed on demand deposit account	270	573
	Interest payment on demand deposits	1	1

as at 31 December 2025 and for the year then ended (continued)

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

Related party	Transactions	Current year VND million	Previous year VND million
First Family One-Member Limited Liability	Deposit taken on demand deposit account	12	13
	Deposit taken on deposit account	11	3
	Deposit disbursed on demand deposit account	12	-
	Interest payment on demand deposits	12	-
Gia Thinh Technical Investment Co., Ltd	Deposit taken on demand deposit account	40.041	40
	Deposit disbursed on demand deposit account	40.041	41
Vidiva Technology Joint Stock Company	Deposit taken on demand deposit account	22.188	57.884
	Deposit disbursed on demand deposit account	24.209	57.877
	Deposit disbursed on term deposit account	-	3.006
	Interest payment on demand deposits	3	11
Gia An Digital Medical Technology Company Limited	Interest payment on term deposits	-	6
	Deposit taken on demand deposit account	-	7.967
	Deposit disbursed on demand deposit account	-	9.229
	Interest payment on demand deposits	-	1
Receivables and payables balance with related parties during the period are as follows:			
Board of Directors	Demand deposits	(1,000)	(1,168)
	Term deposit	(20,616)	(11,221)
	Accrued interest payable on term deposit	(250)	(99)
	Loan balance	-	(196)
Board of Management	Demand deposit	(2,623)	(4,591)
	Term deposit	(27,242)	(22,318)
	Accrual interest payable on term deposit	(404)	(309)
	Loan balance	-	(126)
Board of Supervisors	Demand deposit	(229)	(250)
	Loan balance	-	(501)
Related parties with the Subsidiary, the Board of Directors, Board of Management and Board of Supervisors			
Individuals related to the Subsidiary	Demand deposits	(3,305)	(3,357)
	Term deposit	(205,253)	(15,000)
	Accrued interest payable on term deposit	(3,454)	(336)
	Loan balance	226,878	19,493
Individuals related to the Board of Directors, the Supervisory Board, and the Executive Management	Accrued interest income from loans to customers	6,308	39
	Demand deposits	(6,291)	(26,727)
	Term deposit	(98,728)	(25,360)
	Accrued interest payable on term deposit	(1,876)	(235)
	Accrued interest payable on demand deposit	(0)	(0)
Vidiva Technology Joint Stock Company	Loan balance	30,140	117,202
	Accrued interest income from loans to customers	1,212	4,166
	Demand deposits	(208)	(2,226)
Hoa Lam Pharmaceutical Co., Ltd	Demand deposits	(2,681)	(1,585)
Hoa Lam Investment Consulting Co., Ltd	Demand deposits	(10)	(10)

as at 31 December 2025 and for the year then ended (continued)

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

Related party	Transactions	Current year VND million	Previous year VND million
Hoa Phat Real Estate Co., Ltd.	Demand deposits	(21)	(24)
Viet Vmicro Electronics Joint Stock Company	Demand deposits	(638)	(143)
First Family One-Member Limited Liability Company	Demand deposits	(81)	(81)
	Term deposit	(350)	(350)
	Accrued interest payable on term deposit	(1)	(1)
Gia Thinh Technical Investment Co., Ltd	Demand deposits	(2)	(1)

35. FINANCIAL RISK MANAGEMENT POLICIES

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

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

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

(i) RMC responsibilities:

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

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

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

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

The Bank and its subsidiary manage and control credit risk by setting limits on the amount of risk it is willing to

as at 31 December 2025 and for the year then ended (continued)

35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

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

The Bank and its subsidiary have established a credit quality review process that allows for early prediction of changes in the financial position and repayment capacity of partners based on qualitative and quantitative factors.

35.1 Credit risk

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

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Credit risk exposure on-balance-sheet items		
Balance with the SBV	3,932,930	7,024,700
Due from and loans to other credit institutions	51,514,898	35,921,200
Held-for-trading securities	-	340,337
Derivatives financial instruments	328,330	89,061
Loans to customers - gross	105,235,063	93,637,036
Investment securities	-	-
» <i>Available for sale – gross</i>	7,211,597	2,729,322
» <i>Held to maturity – gross</i>	21,943,835	19,688,082
Fee and interest receivables	2,738,336	2,560,595
Other financial assets - gross	158,708	84,274
	193,063,697	162,074,607
Off-balance-sheet items		
Guarantee for loans	50	50
Letters of Credit	14,254	21,773
Other guarantees	787,617	825,609
	801,921	847,432
Total credit risk exposure	193,865,618	162,922,039

as at 31 December 2025 and for the year then ended (continued)

The classification of financial assets subject to credit risk as of 31 December 2025, is presented as follows:

	<i>Neither overdue nor impaired VND million</i>	<i>Overdue but not impaired VND million</i>	<i>Overdue and impaired VND million</i>	<i>Total VND million</i>
Balance with SBV	3,932,930	-	-	3,932,930
Due from and loans to other credit institutions	51,514,898	-	-	51,514,898
Derivatives financial instruments	328,330	-	-	328,330
Loans to customers - gross	101,125,669	755,941	3,353,453	105,235,063
Available-for-sale securities - gross	7,211,597	-	-	7,211,597
Held-to-maturity securities - gross	21,943,835	-	-	21,943,835
Fee and interest receivable	2,738,336	-	-	2,738,336
Other financial assets - gross	158,708	-	-	158,708
Credit risk off-balance-sheet items	801,921	-	-	801,921
	189,756,224	755,941	3,353,453	193,865,618

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

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

36.2 Market risk**(a) Interest rate risk**

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

The actual interest rates for loans to customers and customer deposits are respectively presented in Note 9 and Note 17.

Analysis of assets and liabilities based on interest rate re-pricing date

The real interest rate re-pricing term is the remaining period from the date of preparation of the financial statements to the most recent interest re-pricing period or the maturity date of the related assets and liabilities whichever is earlier.

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

- » Cash, balances with the SBV, long-term investments and other assets (including fixed assets and other assets), derivatives and other financial assets and other payables are classified as non-interest-bearing items.
- » The re-pricing period of interest rate of held-for-trading securities is determined based on the estimated period required to convert the bonds into cash, as this portfolio is held for short-term profit-taking from price differences;
- » The re-pricing period of interest rate of investment securities are determined based on their holding period or actual maturity at the end of financial statement of each security.
- » The re-pricing term of borrowings from Government and the SBV, due from and loans to other credit institutions, loans to customers, due to and borrowings from other credit institutions, due to customers and valuable papers issued is determined as follows:
 - Items which bear fixed interest rate for the entire contractual term: The re-pricing term is determined based on the remaining contractual term from the financial reporting date.
 - Items which bear floating interest rate: The re-pricing term is determined based on the nearest interest re-pricing date from the financial reporting date.

35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

35.2 Market risk (continued)

(a) Interest rate risk (continued)

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

	Overdue VND million	Non-interest bearing VND million	Interest re-pricing period						Total/ VND million
			Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 6 months VND million	From 6 to 12 months VND million	From 1 to 5 years VND million	Over 5 years VND million	
Assets									
Cash	-	752,782	-	-	-	-	-	-	752,782
Balances with the SBV	-	3,932,930	-	-	-	-	-	-	3,932,930
Due from and loans to other credit institutions	-	-	46,572,728	4,915,170	27,000	-	-	-	51,514,898
Derivatives and other financial assets	-	328,330	-	-	-	-	-	-	328,330
Loans to customers - gross	4,157,108	-	12,609,582	29,102,989	18,307,669	29,490,035	10,862,284	705,396	105,235,063
Investment securities - gross	-	-	836,154	1,257,988	1,900,000	10,972,301	4,248,201	9,940,788	29,155,432
Fixed assets	-	3,903,389	-	-	-	-	-	-	3,903,389
Other assets - gross	-	3,449,135	-	-	-	-	-	-	3,449,135
Total assets	4,157,108	12,366,566	60,018,464	35,276,147	20,234,669	40,462,336	15,110,485	10,646,184	198,271,959
Liabilities									
Borrowings from the Government and the SBV	-	-	3,650,048	760,025	-	-	-	5,282	4,415,355
Due to and borrowings from other credit institutions	-	-	44,312,883	4,920,478	2,400,000	-	-	-	51,633,361
Due to customers	-	-	22,833,160	27,789,906	27,637,099	22,000,354	1,189,054	-	101,449,573
Valuable papers issued	-	-	219,900	1,800,000	5,511,700	16,113,510	-	-	23,645,110
Other liabilities	-	3,196,067	-	-	-	-	-	-	3,196,067
Total liabilities	-	3,196,067	71,015,991	35,270,409	35,548,799	38,113,864	1,189,054	5,282	184,339,466
Interest sensitivity gap	4,157,108	9,170,499	(10,997,527)	5,738	(15,314,130)	2,348,472	13,921,431	10,640,902	13,932,493

Interest rate sensitivity

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

(b) Currency risk

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

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

Exchange rates of major currencies as at the consolidated reporting date are presented in Note 40.

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

	USD equivalent VND million	EUR được quy đổi Triệu đồng	Other currencies equivalent VND million	Total VND million
Assets at 31 December 2025				
Cash	33,961	4,006	2,524	40,491
Balances at the SBV	128,790	-	-	128,790
Due from and loans to other credit institutions	5,496,466	5,477	48,049	5,549,992
Derivative financial instruments and other financial assets	(2,258,146)	-	(26,468)	(2,284,614)
Loan to customers - gross	37,458	-	-	37,458
Other assets - gross	80,475	6	-	80,481
Total assets	3,519,004	9,489	24,105	3,552,598
Liabilities at 31 December 2025				
Due to and borrowings from other credit institutions	4,463,884	-	-	4,463,884
Due to customers	1,545,014	3,483	1,340	1,549,837
Other liabilities	41,137	8	-	41,145
Total liabilities	6,050,035	3,491	1,340	6,054,866
Net on-balance sheet position	(2,531,031)	5,998	22,765	(2,502,268)
Net off-balance sheet position	-	-	-	-
Net position	(2,531,031)	5,998	22,765	(2,502,268)

as at 31 December 2025 and for the year then ended (continued)

(c) Liquidity risk

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

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

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

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

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

as at 31 December 2025 and for the year then ended (continued)

Below table presents the analysis of the remaining maturity of assets and liabilities of the Bank and its subsidiary at 31 December 2025:

	Overdue		Current					Total VND million
	Above 3 months VND million	Up to 3 months VND million	Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 12 months VND million	From 1 to 5 years VND million	Over 5 years VND million	
Assets								
Cash	-	-	752,782	-	-	-	-	752,782
Balances at the SBV	-	-	3,932,930	-	-	-	-	3,932,930
Due from and loans to other credit institutions	-	-	46,948,898	4,539,000	27,000	-	-	51,514,898
Derivatives financial instruments and other financial assets	-	-	232,570	26,486	69,274	-	-	328,330
Loans to customers - gross	3,070,553	1,086,555	7,293,016	13,885,225	47,789,919	13,702,560	18,407,235	105,235,063
Investment securities - gross	-	-	918,859	1,175,283	12,872,301	4,248,201	9,940,788	29,155,432
Fixed assets	-	-	-	-	-	-	3,903,389	3,903,389
Other assets - gross	-	-	268,613	421,003	1,042,194	698,825	1,018,500	3,449,135
Total assets	3,070,553	1,086,555	60,347,668	20,046,997	61,800,688	18,649,586	33,269,912	198,271,959
Liabilities								
Borrowings from the Government and the SBV	-	-	3,650,048	760,025	-	-	5,282	4,415,355
Due to and borrowings from other credit institutions	-	-	44,708,283	4,525,078	2,400,000	-	-	51,633,361
Due to customers	-	-	23,354,981	27,268,085	49,637,453	1,189,054	-	101,449,573
Valuable paper issued	-	-	-	800,000	15,600,000	1,607,300	5,637,810	23,645,110
Other liabilities	-	-	1,002,689	794,315	1,199,397	63,885	135,781	3,196,067
Total liabilities	-	-	72,716,001	34,147,503	68,836,850	2,860,239	5,778,873	184,339,466
Net liquidity gap	3,070,553	1,086,555	(12,368,333)	(14,100,506)	(7,036,162)	15,789,347	27,491,039	13,932,493

(d) Other market price risk

Other than the assets and liabilities presented above, the Bank and its subsidiary are not exposed to other market price risks with risk levels accounting for 5% of the Bank’s net income or with value of assets/liabilities accounting for 5% of the Bank and its subsidiary’s total assets.

36. CONCENTRATION OF ASSETS, LIABILITIES AND OFF-BALANCE SHEET ITEMS BY GEOGRAPHICAL REGIONS

	Domestic VND million	Overseas VND million	Total VND million
Asset at 31 December 2025			
Cash	752,782	-	752,782
Balance with the SBV	3,932,930	-	3,932,930
Due from and loans to other credit institutions	50,514,482	1,000,416	51,514,898
Derivatives financial instruments and other financial assets	328,330	-	328,330
Loans to customers - gross	105,235,063	-	105,235,063
Investment securities - gross	29,155,432	-	29,155,432
Receivables - gross	3,449,135	-	3,449,135
Liabilities at 31 December 2025			
Borrowings from the Government and the SBV	4,415,355	-	4,415,355
Due to and borrowings from other credit institutions	51,633,361	-	51,633,361
Due to customers	101,416,501	33,072	101,449,573
Valuable papers issued	23,645,110	-	23,645,110
Other liabilities	3,196,067	-	3,196,067
Off balance sheet commitments	801,921	-	801,921

37. SEGMENT REPORT

37.1 Main segment report by geographical region

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

	Northern VND million	Central VND million	Southern VND million	Total segment VND million	Eliminations VND million	Total VND million
I. Income	3,345,836	2,219,606	21,150,153	26,715,595	(14,202,058)	12,513,537
Interest income	3,302,760	2,199,127	20,680,564	26,182,451	(14,202,058)	11,980,393
Other services income	36,825	19,474	205,819	262,118	-	262,118
Other operating income	6,251	1,005	263,770	271,026	-	271,026
II. Expense	2,957,466	2,022,067	19,841,838	24,821,371	(14,202,058)	10,619,313
Interest expense	2,715,619	1,812,131	18,328,121	22,855,871	(14,202,058)	8,653,813
Depreciation expense	11,463	6,719	84,488	102,670	-	102,670
Other direct operating expense	230,384	203,217	1,429,682	1,863,283	-	1,863,283
Profits before provision for credit loss expenses	388,370	197,539	1,307,862	1,893,771	-	1,893,771
Provision expense for credit loss	35,200	99	326,963	362,262	-	362,262
Operating results before CIT	353,170	197,440	980,899	1,531,509	-	1,531,509

as at 31 December 2025 and for the year then ended (continued)

37. SEGMENT REPORT (continued)

37.1 Main segment report by geographical region (continued)

The information regarding asset and liability items of the Bank and its subsidiary by geographical regions as at 31 December 2025, and for the fiscal year ending on the same date is as follows:

I. Asset	Northern VND million	Central VND million	Southern VND million	Eliminations VND million	Total VND million
1. Cash	162,008	121,047	469,727	-	752,782
2. Balances at the SBV	571	22,816	3,909,543	-	3,932,930
3. Due from and loans to other credit institutions	10,984	833	51,503,081	-	51,514,898
4. Derivatives financial instruments and other financial assets	-	-	328,330	-	328,330
5. Loans to customers	16,543,478	9,132,573	79,559,012	-	105,235,063
6. Investment securities	-	-	29,155,432	-	29,155,432
7. Fixed assets	17,766	22,809	3,862,814	-	3,903,389
8. Other assets	434,187	148,486	2,889,019	(22,557)	3,449,135
Total assets	17,168,994	9,448,564	171,676,958	(22,557)	198,271,959
IV. Liabilities					
1. Borrowings from the Government and the SBV	-	-	4,415,355	-	4,415,355
2. Due to and borrowings from other credit institutions	2	1,501	51,631,858	-	51,633,361
3. Due to customers	30,976,269	22,618,160	47,855,144	-	101,449,573
4. Valuable papers issued	725,740	361,480	22,557,890	-	23,645,110
5. Other liabilities	778,868	483,810	1,955,946	(22,557)	3,196,067
Total liabilities	32,480,879	23,464,951	128,416,193	(22,557)	184,339,466

as at 31 December 2025 and for the year then ended (continued)

38. SUPPLEMENTARY NOTES ON FINANCIAL ASSETS AND FINANCIAL LIABILITIES

38.1 Book value and fair value of financial assets and financial liabilities

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

Asset	Carrying value				Other assets and liabilities at amortized cost		Fair value
	Trading VND million	Held-to-maturity VND million	Loans and receivables VND million	Available-for-sale VND million	VND million	Total VND million	
Cash	-	-	-	-	752,782	752,782	752,782
Balances at the SBV	-	-	-	-	3,932,930	3,932,930	3,932,930
Due from and loans to other credit institutions	-	-	-	-	51,514,898	51,514,898	(a)
Derivatives financial instruments and other financial assets	-	-	-	-	328,330	328,330	(a)
Loans to customers	-	-	103,772,418	-	-	103,772,418	(a)
Available-for-sale securities	-	-	-	7,187,317	-	7,187,317	(a)
Held-to-maturity securities	-	21,943,835	-	-	-	21,943,835	(a)
Other financial assets	-	-	2,897,044	-	-	2,897,044	(a)
Total assets	-	21,943,835	106,669,462	7,187,317	56,528,940	192,329,554	
Liabilities							
Borrowings from the Government and the SBV	-	-	-	-	4,415,355	4,415,355	(a)
Due to and borrowings from other credit institutions	-	-	-	-	51,633,361	51,633,361	(a)
Due to customers	-	-	-	-	101,449,573	101,449,573	(a)
Valuable papers issued	-	-	-	-	23,645,110	23,645,110	(a)
Other financial liabilities	-	-	-	-	3,045,370	3,045,370	(a)
Total liabilities	-	-	-	-	184,188,769	184,188,769	

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

as at 31 December 2025 and for the year then ended (continued)

39. OPERATING LEASE COMMITMENTS

The Bank and its subsidiary rent offices for some branches under operating lease contracts. The future lease fee under terms of rental contracts as at the consolidated statement of financial position date is as follows:

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

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

	31/12/2025 VND	31/12/2024 VND
USD	25,078	24,602
EUR	30,959	26,595
GBP	35,469	32,055
CAD	19,241	17,797
AUD	17,645	15,919
SGD	20,508	18,787
JPY	168	163
CHF	33,282	28,206
CNY	3,769	3,550
KRW	18	19

41. RESTATEMENT OF PREVIOUS YEAR FINANCIAL STATEMENTS

In 2025, the Bank restated the following items in the 2024 Statement of cash flows:

Items	Beginning balance VND million (Previously presented)	Adjustment VND million	Beginning balance VND million (Restated)
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In 2024**CASH FLOWS FROM OPERATING ACTIVITIES****Changes in operating liabilities**

Increase in issuing valuable papers	6,127,090	(161,000)	5,966,090
Net cash flows from operating activities	7,610,332	(161,000)	7,449,332

CASH FLOWS FROM FINANCIAL ACTIVITIES

Proceeds from the issuance of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings	-	1,000,000	1,000,000
Payments for the redemption of long-term valuable papers qualifying as Tier-2 capital and other long-term borrowings	-	(839,000)	(839,000)
Net cash flows from financial activities	934,706	161,000	1,095,706

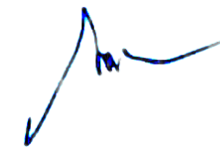
as at 31 December 2025 and for the year then ended (continued)

42. CEVENTS AFTER THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION DATE

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

Can Tho City, Vietnam
12 March 2026

Prepared by:



Ms. Le Ha Cam Trang
General Accountant

Reviewed by:



Ms. Nguyen Thi Thuy Minh
Chief Accountant

Approved by:




Mr. Le Thanh Quy Ngoc
Acting General Director

VIETBANK NETWORK

BUSINESS CENTER		ADDRESS
1.	Soc Trang Branch	47 Tran Hung Dao, Phu Loi Ward, Can Tho City
2.	» Mac Dinh Chi Transaction Office	50 Mac Dinh Chi, Phu Loi Ward, Can Tho City
3.	» Ke Sach Transaction Office	35 Phan Van Hung, An Ninh 1 Hamlet, Ke Sach Commune, Can Tho City
4.	» My Tu Transaction Office	84D Hung Vuong, Cau Don Hamlet, My Tu Commune, Can Tho City
5.	Ho Chi Minh City Branch	Part of Basement B1, Ground Floor, and Mezzanine, 62A Cach Mang Thang Tam, Xuan Hoa Ward, HCMC
6.	» Cao Thang Transaction Office	90 Cao Thang, Ban Co Ward, HCMC
7.	» Tran Quang Khai Transaction Office	188C Tran Quang Khai, Tan Dinh Ward, HCMC
8.	» Khanh Hoi Transaction Office	225 Khanh Hoi, Vinh Hoi Ward, HCMC
9.	» Binh Dang Transaction Office	279 - 281 Lien Tinh 5, Binh Dong Ward, HCMC
10.	» Nguyen Thi Thap Transaction Office	360A/5 Nguyen Thi Thap, Tan Hung Ward, HCMC
11.	» Phu My Hung Transaction Office	001 My Hoang Quarter – H5, Sector A, NTP New Urban Area, Tan Hung Ward, HCMC
12.	» Nguyen Tri Phuong Transaction Office	335 - 337 Nguyen Tri Phuong, Dien Hong Ward, HCMC
13.	» Ly Thuong Kiet Transaction Office	428 - 430 Ly Thuong Kiet, Tan Son Nhat Ward, HCMC
14.	» Nguyen Thai Son Transaction Office	107 Nguyen Thai Son, Hanh Thong Ward, HCMC
15.	» Nguyen Son Transaction Office	304 Nguyen Son, Phu Tho Hoa Ward, HCMC
16.	» Binh Chanh Transaction Office	A11/5 - A11/6 National Highway 1A, Hamlet 1, Binh Chanh Commune, HCMC
17.	» Nguyen Duy Trinh Transaction Office	538 Nguyen Duy Trinh, Binh Trung Ward, HCMC
18.	» Tran Nao Transaction Office	129 Tran Nao, An Khanh Ward, HCMC
19.	» Nguyen Tat Thanh Transaction Office	11A Hoang Dieu, Xom Chieu Ward, HCMC
20.	» Huynh Tan Phat Transaction Office	698 Huynh Tan Phat, Tan My Ward, HCMC
21.	» Vo Van Ngan Transaction Office	118 Vo Van Ngan, Thu Duc Ward, HCMC
22.	» Hang Xanh Transaction Office	171 Nguyen Gia Tri, Thanh My Tay Ward, HCMC
23.	» Quang Trung Transaction Office	635 Quang Trung, Thong Tay Hoi Ward, HCMC
24.	» Le Trong Tan Transaction Office	143 - 145 Le Trong Tan and 78 Son Ky, Tan Son Nhi Ward, HCMC
25.	» Cu Chi Transaction Office	226 Provincial Road 8, Quarter 2, Tan An Hoi Commune, HCMC
26.	» Pho Quang Transaction Office	GM Area – No. 119K Golden Mansion Project, 119 Pho Quang St., Duc Nhuan Ward, HCMC
27.	» Cong Hoa Transaction Office	101D Cong Hoa, Tan Son Nhat Ward, HCMC
28.	» No Trang Long Transaction Office	151 No Trang Long, Binh Thanh Ward, HCMC
29.	» Tan Phu Transaction Office	414 Luy Ban Bich, Tan Phu Ward, HCMC
30.	» Dien Bien Phu Transaction Office	406 Dien Bien Phu, Gia Dinh Ward, HCMC
31.	Saigon Branch	Part of 1st Floor, Mezzanine, and 2nd Floor, 51 Nguyen Cu Trinh, Cau Ong Lanh Ward, HCMC
32.	» Binh Tan Transaction Office	70 - 72 Street 17A, An Lac Ward, HCMC
33.	» Tran Hung Dao Transaction Office	874 - 876 Tran Hung Dao, An Dong Ward, HCMC
34.	» Tan Quy Transaction Office	Part of 1st and 2nd Floors, 143A Go Dau, Phu Tho Hoa Ward, HCMC
35.	» Bau Cat Transaction Office	96 - 98 - 100 Bau Cat, Tan Binh Ward, HCMC
36.	» Luy Ban Bich Transaction Office	Front part of 883 Luy Ban Bich, Phu Tho Hoa Ward, HCMC
37.	Cho Lon Branch	36 - 38 Hau Giang, Binh Tay Ward, HCMC
38.	» Binh Tri Dong Transaction Office	153 Street 7, An Lac Ward, HCMC
39.	» Chanh Hung Transaction Office	318 Bis Pham Hung, Binh Dong Ward, HCMC
40.	» Le Dai Hanh Transaction Office	109 - 111 Le Dai Hanh, Minh Phung Ward, HCMC

41.	» Ly Thai Transaction Office	11A - 11B Hung Vuong, Cho Quan Ward, HCMC
42.	» Hoc Mon Transaction Office	324 Le Thi Ha, Chanh 1 Hamlet, Hoc Mon Commune, HCMC
43.	West Saigon Branch	Part of 1st and 2nd Floors, 346-348-350 Hoang Van Thu, Tan Son Nhat Ward, HCMC
44.	» Nguyen Anh Thu Transaction Office	Front part of 10C/A Nguyen Anh Thu, Trung My Tay Ward, HCMC
45.	» Le Van Khuong Transaction Office	72 Le Van Khuong, Thoi An Ward, HCMC
46.	North Saigon Branch	299 Nguyen Van Troi, Tan Son Hoa Ward, HCMC
47.	» Le Van Viet Transaction Office	197 Le Van Viet, Quarter 4, Tang Nhon Phu Ward, HCMC
48.	» Dinh Tien Hoang Transaction Office	Ground Floor, Mezzanine, and 1st Floor, 96 Le Van Duyet, Gia Dinh Ward, HCMC
49.	» Do Xuan Hop Transaction Office	519 Do Xuan Hop, Quarter 6, Phuoc Long Ward, HCMC
50.	Hanoi Branch	70 - 72 Ba Trieu, Cua Nam Ward, Hanoi City
51.	» Gia Lam Transaction Office	01SH15 L26M Tower (S2-18), Plot B2-CT04, Gia Lam Urban Area – Vinhomes Ocean Park, Gia Lam Commune, Hanoi City
52.	» My Dinh Transaction Office	No. B1-08A, Thanh Pho Xanh Urban Functional Area, Tu Liem Ward, Hanoi City
53.	» Doi Can Transaction Office	279B - 279C Doi Can, Ngoc Ha Ward, Hanoi City
54.	» Quan Thanh Transaction Office	62 Quan Thanh, Ba Dinh Ward, Hanoi City
55.	» Bac Tu Liem Transaction Office	39 Cau Dien, Xuan Phuong Ward, Hanoi City
56.	» Thanh Xuan Transaction Office	No. 160 Le Trong Tan, Phuong Liet Ward, Hanoi City
57.	» Lang Ha Transaction Office	35 Yen Lang St., Dong Da Ward, Hanoi City
58.	» Kham Thien Transaction Office	280 Kham Thien, Van Mieu - Quoc Tu Giam Ward, Hanoi City
59.	» Le Thanh Nghi Transaction Office	56 Le Thanh Nghi, Bach Mai Ward, Hanoi City
60.	» Lo Duc Transaction Office	103 - 105 Lo Duc, Hai Ba Trung Ward, Hanoi City
61.	» Lac Trung Transaction Office	53 Lac Trung, Vinh Tuy Ward, Hanoi City
62.	» To Huu Transaction Office	Part of 1st Floor, CT2 Tower, Bac Ha C14 Building, To Huu St., Dai Mo Ward, Hanoi City
63.	» Trung Hoa Transaction Office	No. 3, Lot 11B, Trung Yen New Urban Area, Yen Hoa Ward, Hanoi City
64.	» Thang Long Transaction Office	85 - 87 Hoang Quoc Viet, Nghia Do Ward, Hanoi City
65.	» Tay Ho Transaction Office	No. LKC08, A1TT1 Low-rise Housing Project, Xuan Dinh Ward, Hanoi City
66.	» Ha Thanh Transaction Office	654 Tan Mai, Hoang Mai Ward, Hanoi City
67.	» Hoang Mai Transaction Office	Plot No. 11, Row B, Lot TT3, Southwest Linh Dam Lake New Urban Area, Hoang Liet Ward, Hanoi City
68.	» Nguyen Van Cu Transaction Office	97 Hong Tien, Bo De Ward, Hanoi City
69.	» Ha Dong Transaction Office	SH-16, SH-19, SH-20, H-CT2 Luxury Apartment, Plot H-CT2, Hi Brand Residences, Van Phu New Urban Area, Kien Hung Ward, Hanoi City
70.	Hai Phong Branch	05 Lot 22B, Le Hong Phong St., Gia Vien Ward, Hai Phong City
71.	» Tran Nguyen Han Transaction Office	268B Tran Nguyen Han, An Bien Ward, Hai Phong City
72.	» Bach Dang Transaction Office	199 Bach Dang, Hong Bang Ward, Hai Phong City
73.	» Ngo Quyen Transaction Office	25 Da Nang, Ngo Quyen Ward, Hai Phong City
74.	» Lach Tray Transaction Office	Part of 1st Floor, SHP Plaza Building, No. 12 Lach Tray, Gia Vien Ward, Hai Phong City
75.	» Le Chan Transaction Office	309 - 311 To Hieu, Le Chan Ward, Hai Phong City
76.	Nghe An Branch	Trung Duc Building, No. 2 Le Loi, Thanh Vinh Ward, Nghe An Province
77.	» Nguyen Du Transaction Office	176 Nguyen Du, Truong Vinh Ward, Nghe An Province
78.	» Le Nin Transaction Office	1st Floor, A4 Apartment, East V.I Lenin Avenue Apartment Project, Vinh Phu Ward, Nghe An Province
79.	» Cho Vinh Transaction Office	95 Thai Phien, Block 3, Truong Vinh Ward, Nghe An Province
80.	» Hung Dung Transaction Office	34 V.I Lenin Avenue, Truong Vinh Ward, Nghe An Province

VIETBANK NETWORK

81.	Quang Ngai Branch	473 - 475 Quang Trung, Cam Thanh Ward, Quang Ngai Province
82.	» Tu Nghia Transaction Office	Residential Group 3, Tu Nghia Commune, Quang Ngai Province
83.	» Mo Duc Transaction Office	Residential Area 15, Thach Tru Tay Hamlet, Lan Phong Commune, Quang Ngai Province
84.	» Binh Son Transaction Office	450 Pham Van Dong, Binh Son Commune, Quang Ngai Province
85.	Da Nang Branch	119 - 121 Nguyen Van Linh, Hai Chau Ward, Da Nang City
86.	» Thanh Khe Transaction Office	265 Dien Bien Phu, Thanh Khe Ward, Da Nang City
87.	» Tan Chinh Transaction Office	346 Le Duan, Thanh Khe Ward, Da Nang City
88.	» Hung Vuong Transaction Office	158 Hung Vuong, Hai Chau Ward, Da Nang City
89.	» Cho Moi Transaction Office	482 Hoang Dieu, Hoa Cuong Ward, Da Nang City
90.	» Dong Da Transaction Office	265 Dong Da, Hai Chau Ward, Da Nang City
91.	» Son Tra Transaction Office	885 Ngo Quyen, An Hai Ward, Da Nang City
92.	» Cam Le Transaction Office	221 Ong Ich Duong, Cam Le Ward, Da Nang City
93.	Khanh Hoa Branch	1st, 2nd, and 3rd Floors, No. 55A + 55/2 Ly Thanh Ton, Nha Trang Ward, Khanh Hoa Province
94.	» Vinh Phuoc Transaction Office	28 April 2nd St., North Nha Trang Ward, Khanh Hoa Province
95.	» Ninh Hoa Transaction Office	274 Tran Quy Cap, Ninh Hoa Ward, Khanh Hoa Province
96.	» Van Ninh Transaction Office	18 Nguyen Hue, Van Ninh Commune, Khanh Hoa Province
97.	Ba Ria Vung Tau Branch	93 Nguyen Thai Hoc, Tam Thang Ward, HCMC
98.	» Dong Xuyen Transaction Office	383 April 30th St., Rach Dua Ward, HCMC
99.	» Ba Ria Transaction Office	42 Bach Dang, Ba Ria Ward, HCMC
100.	» Chau Duc Transaction Office	214 Hung Vuong, Ngai Giao Commune, HCMC
101.	Can Tho Branch	26 - 28 Hoa Binh, Ninh Kieu Ward, Can Tho City
102.	» An Hoa Transaction Office	181 Nguyen Van Cu, Cai Khe Ward, Can Tho City
103.	» Ninh Kieu Transaction Office	84 Street 3/2, Ninh Kieu Ward, Can Tho City
104.	» Binh Thuy Transaction Office	202 Cach Mang Thang Tam, Binh Thuy Ward, Can Tho City
105.	Long An Branch	292 - 294 - 296 Hung Vuong, Long An Ward, Tay Ninh Province
106.	» Ben Luc Transaction Office	54A Nguyen Huu Tho, Ben Luc Commune, Tay Ninh Province
107.	» Can Giuoc Transaction Office	101 National Highway 50, Can Giuoc Commune, Tay Ninh Province
108.	» Duc Hoa Transaction Office	735 Provincial Road 825, Duc Hoa Commune, Tay Ninh Province
109.	Dak Lak Branch	160 - 162 - 164 Le Hong Phong, Buon Ma Thuot Ward, Dak Lak Province
110.	» Buon Ho Transaction Office	446 - 448 Hung Vuong, Buon Ho Ward, Dak Lak Province
111.	Dong Nai Branch	381 Pham Van Thuan, Tam Hiep Ward, Dong Nai Province
112.	Binh Duong Branch	303A Binh Duong Avenue, Thu Dau Mot Ward, HCMC
113.	» Thuan An Transaction Office	Plot 7, Lot A2, Phu Hong Loc Commercial Housing Area, December 22nd St., Thuan Giao Ward, HCMC
114.	» Ben Cat Transaction Office	No. 249, CDT.03 Main Road, Ben Cat Ward, HCMC
115.	An Giang Branch	95 Nguyen Trai, Long Xuyen Ward, An Giang Province
116.	» Chau Doc Transaction Office	79 – 81 Nguyen Huu Canh, Chau Doc Ward, An Giang Province
117.	Vinh Phuc Branch	289 Me Linh, Vinh Phuc Ward, Phu Tho Province
118.	Dong Thap Branch	12 Au Co, Sa Dec Ward, Dong Thap Province
119.	» Hong Ngu Transaction Office	56 – 58 Le Hong Phong, Hong Ngu Ward, Dong Thap Province
120.	Quang Ninh Branch	131 Street 25/4, Hong Gai Ward, Quang Ninh Province
121.	» Bai Chay Transaction Office	595 Ha Long, Bai Chay Ward, Quang Ninh Province

122.	Quang Nam Branch	592 Hai Ba Trung, Hoi An Ward, Da Nang City
123.	Kien Giang Branch	164 – 166 - 168 Tran Phu, Rach Gia Ward, An Giang Province
124.	» Kien Luong Transaction Office	Plot 19 – 20, Lot L2, Street No. 6, Ba Hon Quarter, Kien Luong Commune, An Giang Province
125.	» Ha Tien Transaction Office	01 Tran Hau, Ha Tien Ward, An Giang Province
126.	Binh Dinh Branch	112 Tran Phu, Quy Nhon Ward, Gia Lai Province
127.	» Tam Quan Transaction Office	381 Quang Trung, Tam Quan Ward, Gia Lai Province
128.	Bac Ninh Branch	314 Tran Hung Dao, Vo Cuong Ward, Bac Ninh Province
129.	Thanh Hoa Branch	46 - 48 Tran Phu, Hac Thành Ward, Thanh Hoa Province
130.	Lam Dong Branch	121 Phu Dong Thien Vuong, Lam Vien - Da Lat Ward, Lam Dong Province
131.	Ca Mau Branch	295 - 297 Nguyen Tat Thanh, Ly Van Lam Ward, Ca Mau Province
132.	Binh Phuoc Branch	20 An Duong Vuong, Binh Phuoc Ward, Dong Nai Province



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