

# **INTERIM SEPARATE FINANCIAL STATEMENTS**

*For the period starting from January 01, 2026, to March 31, 2026*

**SAIGON BANK FOR INDUSTRY AND TRADE**



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## INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

VND Million

Items	Notes	Mar 31, 2026	Dec 31, 2025
<b>A. ASSETS</b>			
<b>I. Cash, gold, silver, gemstones</b>	<b>V.01</b>	<b>234.824</b>	<b>173.238</b>
<b>II. Balances with the State Bank of Vietnam</b>	<b>V.02</b>	<b>768.466</b>	<b>1.402.983</b>
<b>III. Balances with and Loans to other Credit Institutions</b>	<b>V.03</b>	<b>8.437.329</b>	<b>7.797.266</b>
1. Balances with other credit institutions		7.662.329	7.447.266
2. Loans to other credit institutions		775.000	350.000
3. Provision for balances with and loans to other Credit Institutions		-	-
<b>IV. Trading Securities</b>	<b>V.04</b>	<b>-</b>	<b>-</b>
1. Trading securities		-	-
2. Provisions for trading of securities		-	-
<b>V. Derivatives and other Financial Assets</b>	<b>V.05</b>	<b>-</b>	<b>-</b>
<b>VI. Loans to customers</b>	<b>V.06</b>	<b>21.877.614</b>	<b>21.736.612</b>
1. Loans to customers		22.105.934	21.972.762
2. Provision for Loans to customers	V.06.3	(228.320)	(236.150)
<b>VII. Debts purchased</b>	<b>V.07</b>	<b>-</b>	<b>-</b>
1. Debts purchased		-	-
2. Provision for Debts purchased		-	-
<b>VIII. Investment Securities</b>	<b>V.08</b>	<b>2.257.336</b>	<b>2.278.137</b>
1. Available-for-sale securities		-	-
2. Held-to-maturity securities		2.308.102	2.336.457
3. Provisions for investment securities		(50.766)	(58.320)
<b>IX. Capital contributions, long-term Investments</b>	<b>V.09</b>	<b>641.002</b>	<b>641.002</b>
1. Investments in subsidiaries		612.503	612.503
2. Investments in joint-venture companies		-	-
3. Investments in associates		-	-
4. Other long-term investments		53.380	53.380
5. Provision for long term investments		(24.881)	(24.881)

## INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

VND Million

Items	Notes	Mar 31, 2026	Dec 31, 2025
<b>X. Fixed assets</b>		<b>1.023.151</b>	<b>1.039.555</b>
<b>1. Tangible fixed assets</b>		<b>598.633</b>	<b>613.777</b>
a. Cost		1.397.734	1.397.021
b. Accumulated depreciation		(799.101)	(783.244)
<b>2. Financial leased fixed assets</b>		-	-
a. Cost		-	-
b. Accumulated depreciation		-	-
<b>3. Intangible fixed assets</b>		<b>424.518</b>	<b>425.778</b>
a. Cost		542.883	542.033
b. Accumulated depreciation		(118.365)	(116.255)
<b>XI. Investment Property</b>	V.10	-	-
a. Cost		-	-
b. Accumulated depreciation		-	-
<b>XII. Other assets</b>		<b>876.132</b>	<b>918.849</b>
1. Receivables	V.11.1,2,3	182.803	232.132
2. Accrued Interests and fee receivables		239.881	235.228
3. Deferred income tax assets		-	-
4. Other assets	V.11.4	467.937	465.978
- In which: good-will		-	-
5. Provisions for other on-balance sheet assets	V.11.5	(14.489)	(14.489)
		-	-
<b>TOTAL ASSETS</b>		<b>36.115.854</b>	<b>35.987.642</b>



## INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

VND Million

Items	Notes	Mar 31, 2026	Dec 31, 2025
<b>B. LIABILITIES AND SHAREHOLDERS' EQUITY</b>			
<b>I. Due to the Government and the State Bank of Vietnam</b>	V.12	6.977	-
<b>II. Deposits and Borrowings from Other Credit Institutions</b>	V.13	5.265.529	4.181.905
1. Deposits from other credit institutions		5.264.683	4.181.062
2. Borrowings from other credit institutions		846	843
<b>III. Deposits from customers</b>	V.14	25.961.926	26.938.647
<b>IV. Derivatives and other financial liabilities</b>	V.05	-	-
<b>V. Funds for finance, entrusted investments and entrusted loans</b>	V.15	-	-
<b>VI. Valuable papers issued</b>	V.16	-	-
<b>VII. Other liabilities</b>		615.294	673.274
1. Accrued Interest, fee payables		501.502	494.829
2. Deferred income tax payables	V.18	-	-
3. Other payables and other liabilities	V.17	113.792	178.445
4. Provision for other risks (for off-balance sheet contingencies and commitments)		-	-
<b>TOTAL LIABILITIES</b>		<b>31.849.726</b>	<b>31.793.826</b>
Items	Notes	Mar 31, 2026	Dec 31, 2025
<b>VIII. Shareholders' equity</b>	V.19	4.266.128	4.193.816
1. Capital		3.608.913	3.388.707
a. Charter Capital		3.608.197	3.387.991
b. Basic construction investment fund, fixed assets purchase		-	-
c. Share premium		716	716
d. Treasury stocks		-	-
e. Preferred stocks		-	-
g. Other capital		-	-
2. Funds of credit institutions		426.465	426.465
3. Foreign Exchange difference		(253)	-
4. Difference upon revaluation of assets		-	-
5. Retained profit		231.003	378.644
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>		<b>36.115.854</b>	<b>35.987.642</b>

These financial statement notes are parts that cannot be removed from this statement.

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## INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

VND Million

## OFF BALANCE SHEET ITEMS

Items	Notes	Mar 31, 2026	Dec 31, 2025
1. Guarantees for borrowing		-	-
2. Commitments for currency contracts	VIII.35	-	-
<i>Commitment to swaps</i>		-	-
3. Irrevocable loan commitment		-	-
4. Commitments in L/C	VIII.35	41.964	55.505
5. Other guarantees	VIII.35	444.477	438.767
6. Other commitments		-	-
7. Lending interest and receivable fees but not collected yet	VIII.37a	1.172.683	1.135.812
8. Written-off debts	VIII.37b	6.361.685	6.312.423
9. Assets and other documents	VIII.37c	3.250.768	3.269.992

HCMC, April 20, 2026

Prepared by

Chief Accountant

General Director

*Signature**Signature**Signature*

Pham Thi Mua

Pham Tan Tai

Tran Thanh Giang

## INTERIM SEPARATE STATEMENT OF INCOME

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

Items	Notes	Quarter I		Accumulated from January 01 until March 31	
		Year 2026	Year 2025	Year 2026	Year 2025
1. Interest and similar income	VI.20	577.978	530.481	577.978	530.481
2. Interest and similar expenses	VI.21	368.207	312.771	368.207	312.771
<b>I. Net interest income</b>		<b>209.771</b>	<b>217.710</b>	<b>209.771</b>	<b>217.710</b>
3. Fee and commission income		17.749	17.418	17.749	17.418
4. Fee and commission expenses		9.548	7.441	9.548	7.441
<b>II. Net fee and commission income</b>	VI.22	<b>8.201</b>	<b>9.977</b>	<b>8.201</b>	<b>9.977</b>
<b>III. Net gain/loss from trading of foreign currencies</b>	VI.23	<b>3.228</b>	<b>4.496</b>	<b>3.228</b>	<b>4.496</b>
<b>IV. Net gain/loss from trading of held-for-trading securities</b>	VI.24	-	-	-	-
<b>V. Net gain/loss from trading of investment securities</b>	VI.25	-	-	-	-
5. Other income		62.799	106.048	62.799	106.048
6. Other expenses		1.044	1.001	1.044	1.001
<b>VI. Net gain/loss from other activities</b>	VI.27	<b>61.755</b>	<b>105.047</b>	<b>61.755</b>	<b>105.047</b>
<b>VII. Income from investments in other entities</b>	VI.26	<b>3.330</b>	-	<b>3.330</b>	-
<b>VIII. Operating Expenses</b>	VI.28	<b>174.584</b>	<b>174.356</b>	<b>174.584</b>	<b>174.356</b>
<b>IX. Operating profit before provision expense for credit losses</b>		<b>111.701</b>	<b>162.874</b>	<b>111.701</b>	<b>162.874</b>
<b>X. Provision for credit losses</b>		<b>24.682</b>	<b>66.181</b>	<b>24.682</b>	<b>66.181</b>
<b>XI. Profits before tax</b>		<b>87.019</b>	<b>96.693</b>	<b>87.019</b>	<b>96.693</b>
7. Current corporate income tax		14.454	16.046	14.454	16.046
8. Deferred corporate income tax				-	-
<b>XII. Total Corporate income tax</b>	VI.29.1	<b>14.454</b>	<b>16.046</b>	<b>14.454</b>	<b>16.046</b>
<b>XIII. Profit after tax</b>		<b>72.565</b>	<b>80.647</b>	<b>72.565</b>	<b>80.647</b>

HCMC, April 20, 2026

Prepared by

Chief Accountant

General Director

Pham Thi Mua

Pham Tan Tai

Tran Thanh Giang





## INTERIM SEPARATE STATEMENT OF CASH FLOWS

(Under direct method)

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

Items	Notes	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01. Interest and similar income received		573.325	509.419
02. Interest and similar expenses paid		(361.534)	(310.862)
03. Net fee and commission income received		8.201	9.977
04. Net receipts from trading activities (foreign currencies, gold, securities)		3.228	4.496
05. Other income		(959)	(911)
06. Collection of bad debts previously written off		62.695	105.953
07. Salaries and operating expenses paid		(156.567)	(156.497)
08. Income tax paid		(28.293)	(19.406)
<i>Net cash flows from operating activities before changes in operating assets and working capital</i>		<b>100.096</b>	<b>142.169</b>
<i>Changes in operating assets</i>			
09. (Increase)/ Decrease in balances with and loans to other credit institutions		(425.000)	75.000
10. (Increase)/ Decrease in trading securities		20.801	1.861.631
11. (Increase)/ Decrease in derivatives and other financial assets		-	679
12. (Increase)/ Decrease in loans to customers		(133.172)	934.180
13. Decrease in provision for losses		(40.066)	(3.615)
14. (Increases)/ Decreases in other operating assets		54.925	(54.386)

**INTERIM SEPARATE STATEMENT OF CASH FLOWS**

(Under direct method)

*For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

ITEMS	Notes	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
<i>Changes in operating liabilities</i>			
15. Increase/(Decrease) in amount due to the Government and the SBV		6.977	39
16. Increase/(Decrease) in deposits and borrowings from other credit institutions		1.083.624	6.842
17. Increase/(Decrease) in deposits from customers		(976.721)	127.351
18. Increase/(Decrease) in valuable papers issued (excluding valuable papers classified into financing activities)		-	-
19. Increase/(Decrease) in funds for finance, entrusted investments, loans of which the Bank/FI is subjected to risk		-	-
20. Increase/(Decrease) in derivatives and other financial liabilities		-	-
21. Increases/(Decrease) in operating liabilities		(50.814)	31.454
22. Payments from reserves		-	-
<b>I. Net cash flows from operating activities</b>		<b>(359.350)</b>	<b>3.121.344</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
01. Purchase of fixed assets		(1.614)	(2.358)
02. Proceeds on disposal of fixed assets		19	5
03. Payments for disposal of fixed assets		-	-
04. Purchase of investment properties		-	-
05. Proceeds from disposal of investment properties		-	-
06. Payment for disposal of investment properties		-	-
07. Payment for investments in other entities		-	-
08. Proceeds from investment in other entities		-	-
09. Dividend received and profit shared from long-term investments		3.330	-
<b>II. Cash flows from investing activities</b>		<b>1.735</b>	<b>(2.353)</b>

## INTERIM SEPARATE STATEMENT OF CASH FLOWS

(Under direct method)

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

Items	Notes	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
01. Increase in share capital due to capital contribution and/or issuance of shares		-	-
02. Receipts of issuance of long term valuable papers which are eligible for owners' equity and other long term borrowings		-	-
03. Payment for settlement of long term valuable papers eligible for recognition as owners' equity and other long term loans		-	-
04. Dividend paid to shareholders, distributed profit		-	-
05. Payment for buying treasury shares		-	-
06. Proceeds from selling treasury shares		-	-
<b>III. Cash flows from financing activities</b>		-	-
<b>IV. Net cash flows for the period</b>		<b>(357.615)</b>	<b>3.118.991</b>
<b>V. Cash and cash equivalents at the beginning of the period</b>		<b>9.023.487</b>	<b>5.330.357</b>
<b>VI. Adjustments to impacts of exchange rate changes</b>		<b>(253)</b>	<b>776</b>
<b>VII. Cash and cash equivalents at the end of the period</b>	<b>VII.30</b>	<b>8.665.619</b>	<b>8.450.124</b>

HCMC, April 20, 2026

Prepared by

Chief Accountant

General Director



Pham Thi Mua



Pham Tan Tai



Tran Thanh Giang



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***I. General information****1. Certificate of establishment, operation, validity period**

Saigon Bank for Industry and Trade was established under license No. 0034/NH-GP dated May 04, 1993 issued by the State Bank of Vietnam. Business registration certificate for joint-stock bank No. 059074 dated August 04, 1993 and the 31<sup>st</sup> amended certificate dated June 29, 2024 issued by the Department of Planning and Investment of HCMC. Business registration number 0300610408.

Term of operation is 50 years since the license date.

As at March 31, 2026, the Bank's charter capital is VND 3.608.197.320.000.

**2. Structure of ownership: Share capital.****3. Principal activities**

- Mobilise short, medium and long-term capital in the form of term deposits, demand deposits; certificates of deposit;
- Receive investment and development trust funds from local credit institutions;
- Borrow from other credit institutions;
- Grant short, medium and long-term loans to institutions and individuals based on the nature and capability of resources;
- Discount commercial papers, bonds and valuable papers;
- Set up joint ventures and purchase stocks in compliance with regulations;
- Provide settlement services to customers;
- Conduct foreign exchange dealings, gold and international settlement services, allure funds from foreign countries and other banking services in relationship with foreign countries with permission from the State Bank of Vietnam;
- Issue domestic card named SAIGONBANK Card.

**4. Board of Directors (BOD)**

Mr. Vu Quang Lam	Chairman
Mr. Nguyen Thanh Long	Member
Mr. Tran Thanh Giang	Member
Mrs. Ton Thi Nhat Giang	Member
Mr. Pham Hoai Nam	Member
Mrs. Phan Thi Bich Nguyet	Independent Member
Mrs. Nguyen Thi Hong Thuy	Independent Member

**5. Board of Supervisors (BOS)**

Mr. Tran The Truyen	Head of the Board
Mr. Nguyen Ai	Member
Mrs. Vu Quynh Mai	Member
Mrs. Nguyen Dao Phuong Linh	Member
Mr. Nguyen Ngoc Dang Khoa	Member

**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***6. Board of Management (BOM) and Chief Accountant**

Mr. Tran Thanh Giang	General Director
Mrs. Vo Thi Nguyet Minh	Permanent Deputy General Director
Mr. Tran Quoc Thanh	Deputy General Director
Mr. Pham Hoang Hong Thinh	Deputy General Director
Mr. Nguyen Dinh Nam	Deputy General Director
Mr. Nguyen Khac Nghiem	Deputy General Director
Mr. Pham Tan Tai	Chief Accountant

**7. Legal representative**

Mr. Vu Quang Lam	Chairman
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(Mr. Tran Thanh Giang - General Director is authorized to sign the financial statements for the accounting period from January 01, 2026 to March 31, 2026, according to authorization letter No. 670/GUQ-SGB issued by the Chairman of the Board of Directors on December 16, 2025).

**8. Head office**

The head office is located at 2C Pho Duc Chinh Street, Ben Thanh Ward, Ho Chi Minh City, Viet Nam.

As at the date of this report, the Bank has owned 33 branches, 55 transaction offices and a Digital Transformation Center. Branches have been opened in the Northern, Central, Southern regions and Highlands. The Bank has got 01 subsidiary.

**9. Subsidiary**

SAIGON Factoring and Collateral company Limited is established under license No. 4104000033 dated December 24, 2001, registered for the 9th change on May 22, 2025 issued by Ho Chi Minh City Department of Finance. Business tax code is 0302487767. The capital contribution ratio to the Company is 100%.

**10. Total employees as at March 31, 2026: 1.469 persons.**

Total employees as at December 31, 2025: 1.474 persons.

**II. Accounting Period and Reporting Currency**

- 1. Fiscal year:** The fiscal year is begun on January 1 and ended on December 31 annually.
- 2. Reporting currency:** VND.

**III. Adoption of Accounting Standards and Policies****Disclosure of compliance with Vietnamese Accounting Standards (VAS) and the prevailing regulations:**

The Bank's financial statements are prepared at original cost and in compliance with Vietnamese Accounting Standards, the Accounting System and relevant regulations applicable to the banks and other credit institutions operating in Vietnam. The financial statements, therefore, are not aimed to present the financial position of the Bank as well as its operating results and cash flows in accordance with accounting principles and practices accepted in countries and jurisdiction other than the Socialist Republic of Vietnam. Vietnamese accounting principles and practices may differ from ones in other countries.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***Applied Accounting Regime and Forms**

The Bank applies the Vietnamese accounting regime applicable to credit institutions in accordance with Decision No. 479/2004/QĐ-NHNN dated April 29, 2004, the regime on financial statement for credit institutions under Decision No. 16/2007/QĐ-NHNN dated April 18, 2007 and Circular No. 10/2014/TT-NHNN dated March 20, 2014 and Circular No. 49/2014/TT-NHNN dated December 31, 2014 and Circular No. 22/2017/TT-NHNN dated December 29, 2017 and Circular No. 27/2021/TT-NHNN dated December 31, 2021 issued by the State Bank of Vietnam and other relevant Accounting Standards.

**IV. Applicable Accounting Policies****1. Monetary exchange**

The exchange rate used to record transactions of buying and selling foreign currencies is the actual buying and selling rate at the time economic and financial transactions arise.

The exchange rate used to record other business in foreign currency for VND conversion: The average spot exchange rates (buying and selling) of that foreign currency as on the date of the transactions made.

Closing balance of monetary items denominated in foreign currencies must be revaluated at the spot exchange rate at the end of the last working day of the reporting period, if this exchange rate is 1% less than the weighted average rate of buying and selling exchange rate as at the last working day of the reporting period. If this exchange rate is 1% above the weighted average rate of buying and selling exchange rate as at the last working day of the reporting period, then the mentioned weighted average exchange rate is applied.

Foreign exchange rate differences upon the generated transactions and revaluation of closing balance of monetary items denominated in foreign currencies are recorded in the Income Statement in the period.

Exchange rate as at March 31, 2026:

26.249 VND/USD	165,39 VND/JPY
18.939 VND/CAD	18.131 VND/AUD
30.263 VND/EUR	20.429 VND/SGD
34.825 VND/GBP	32.951 VND/CHF

**2. Derivative for financial instruments and provision for losses**

Derivative financial instruments are recorded in the balance sheet at the contract value on the transaction date and then revaluated at month end foreign exchange rate. The profit or loss after the derivative financial instruments realized are recorded in the Income Statement. Unrealized profit or loss is recorded in the foreign exchange difference item of the balance sheet at the month end and shall be transferred to the Income Statement at the year end.

**3. Accounting for interest income, interest expenses and termination of interest accruals**

The Bank records interest income and interest expenses by accrual method on daily basis. Interests on overdue loans are not recorded on accrual basis, but in the off- balance sheet. When a loan item becomes overdue, the accrued interest shall be reversed and recorded in the off-balance sheet. The interests of overdue loans shall be recorded in the Income Statement once they are collected.

**4. Accounting for fees and commission income**

Income from fee and commission includes income from settlement service, cashier service, fee of guarantee and other services which are recorded upon actual receipt.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***5. Accounting for loans granted to customers and debt purchase activities****Accounting for loans granted to customers**

Recording and measuring loans to customers

Loans granted to customers are presented at the principal amounts outstanding minus any provision made for loans to customers.

Short-term loans are those which have maturity of less than or equal to 01 (one) year from the disbursement date. Medium-term loans are those which have maturity from over 01 (one) year to 05 (five) years from the disbursement date, and long-term loans are those which have maturity of more than 05 (five) years from the disbursement date.

**Classification of debts**

Debt classification for term deposits and loans to other credit institutions, unlisted corporate bonds, loans to customers, entrustments for credit granting (herein referred to as "debts") is performed monthly according to the quantitative method prescribed in Article No.10 of Circular No. 31/2024/TT-NHNN dated June 30 2024 ("Circular No. 31"). The Bank shall classify debts monthly based on the principal balance as at the last day of the preceding month.

Debts are classified according to the risk levels as follows: Current debt, Special mentioned debt, Substandard debt, Doubtful debt and Loss debt. Bad debts are loans which are classified as Substandard debt, Doubtful debt and Loss debt. Debts are classified and provision for debt is made at the end of each month of the fiscal year.

- Current debt (group 1) includes: a) Debts that are current and due before or on maturity and assessed as fully and timely recoverable for both principals and interests; b) Debts that are overdue for a period of less than 10 (ten) days and are assessed as fully and timely recoverable for overdue principals and interests, and fully and timely recoverable for both remaining principals and interests; c) Debts are classified into group 1 because they meet the criteria to be classified into lower risk debt group.

- Special mentioned debt (group 2) includes: a) Debts that are overdue for a period of between 10 (ten) days and 90 (ninety) days excluding debts classified at point (b) of Current debt and debts classified into higher risk debt group per regulation; or b) Debts that have repayment terms to be restructured for the first time excluding debts that are classified into lower risk debt group or higher risk debt group per regulation; or c) Debts that are classified into group 2 because they meet the criteria to be classified into lower risk debt group or higher risk debt group per regulation.

- Substandard debt (group 3) includes: a) Debts overdue for a period of between 91 (ninety one) days and 180 (one hundred and eighty) days; except for the debt specified in Clause No.3, Article No.10 of Circular No. 31; or b) Debts having the repayment terms to be extended for the first time are not yet overdue; except for the debts specified at point (b) Clause No. 2 and Clause No. 3 Article No.10 of Circular No.31; or c) Debts eligible for interest exemption or reduction due to the customer's inability to pay interest in full as agreed, except for the debts specified in Clause No. 3, Article No.10 of Circular No. 31; or d) Debts falling into one of the following cases that have not been recovered in less than 30 (thirty) days from the date of the recovery decision: debts violating Clauses No. 1,3,4,5,6 of Article No.134 of the Law on credit institutions or debts violating Clause No. 1,2, 3, 4 of Article No.135 of the Law on credit institutions, or debts violating Clause No. 1,2,5,9 of Article No.136 of the Law on credit institutions; e) Debts not yet overdue to be collected according to inspection conclusion; f) Debts to be recovered under the decision on premature debt recovery due to the customer's breach of the agreement but are not yet recovered in less than 30 days from the date of the recovery decision; or g) Debts that are classified into group 3 according to Clause No. 2 and No.3, Article No.10 of Circular No.31; or h) Debts that must be classified into group 3 according to Clause No.4, Article No.8 of Circular No.31.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

- Doubtful debt (group 4) includes: a) Debts overdue for a period of between 181 b(one hundred and eighty one) days and 360 (three hundred and sixty) days; except for the debt specified in Clause No.3, Article No. 10 of Circular No. 31; or b) Debts having the repayment terms to be restructured for the first time that are overdue for a period of less than 90 (ninety) days under that restructured repayment term; except for the debts specified at Clause No. 3 Article No. 10 of Circular No.31; or c) Debts having the repayment terms to be restructured for the second time that are not yet overdue; except for the debts specified at point (b), Clause No. 2, No. 3, Article No.10 of Circular No.31; or d) Debts debt specified at point (d) of the substandard debt group that are not yet collected within the period between 30 (thirty) days and 60 (sixty) days from the date of the collection decision; or e) Debts required to be collected according to regulatory inspection conclusion but overdue according to the regulatory inspection conclusion for the period of 60 (sixty) days and not yet recovered; or f) Debts to be recovered under the decision on premature debt recovery due to the customer's breach of the agreement but are not yet recovered within the period between 30 (thirty) days and 60 (sixty) days from the date of the recovery decision; or g) Debts that are classified into group 4 according to Clauses No. 2 and No.3, Article No.10 of Circular No. 31; or h) Debts that must be classified into group 4 according to Clause No. 4, Article No.8 of Circular No. 31.

- Loss debt (group 5) includes: a) Debts overdue for a period of above 360 (three hundred and sixty) days; or b) Debts having the repayment terms to be restructured for the first time that are overdue for a period of 91 (ninety one) days and above under that first restructured repayment term; or c) Debts having the repayment terms to be restructured for the second time that are overdue under the second restructured repayment term; or d) Debts having the repayment terms to be restructured for the third time or more, regardless of being overdue or not yet overdue; or e) Debts specified at point (d) of the substandard debt group that are not yet collected within the period of above 60 (sixty) days from the date of collection decision; or f) Debts required to be collected according to regulatory inspection conclusion but overdue according to regulatory inspection conclusion for the period of above 60 (sixty) days and not yet recovered; or g) Debts to be recovered under the decision on premature debt recovery due to the customer's breach of the agreement but are not yet recovered in the period of above 60 (sixty) days from the date of recovery decision; or h) Debts of credit institutions under special control as announced by the State Bank of Vietnam, or debts of foreign bank branches of which the capital and assets are blocked; or i) Debts classified into group 5 according to Clause No.3, Article No.10 of Circular No.31; or j) Debts that must be classified into group 5 according to Clause No. 4, Article No. 8 of Circular No. 31.

The Bank restructures the debt repayment term and maintains the debt group to support customers facing difficulties in accordance with the provisions of Circular No. 02/2023/TT-NHNN dated April 23, 2023, Circular No. 06/2024/TT-NHNN dated June 18, 2024 and Circular No 53/2024/TT-NHNN dated December 04, 2024 of the State Bank of Viet Nam.

**Debts are classified into lower-risk debt groups in the following cases***For overdue debt*

- The customer has fully paid the overdue principal and interest (including interest applicable to the overdue principal) and the principal and interest of the following repayment terms within a minimum period of 03 (three) months for medium-term and long-term debt, 01 (one) month for short-term debt, from the date of starting to fully pay overdue principal and interest; and the Bank has documents and records to prove that the customer has paid the debt;

- The Bank has sufficient information and documents to assess that customers are capable of fully paying the remaining principal and interest on due dates.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million**For debt with restructured term*

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

**Debts are classified into higher risk debt groups in the following cases**

- The indicators of profitability, solvency, debt-to-capital ratio, cash flow, and debt repayment ability of customers decreased continuously through 03 times of continuous assessment and classification of debts.
- The customer fails to provide sufficient, timely and truthful information at the request of the credit institution, foreign bank branch to assess the customer's debt repayment ability.
- Debts that have been classified into group 2, group 3, group 4 according to the provisions in point a, b, Clause No. 3, Article No. 10 of Circular No. 31 for 01 (one) year or more but are not eligible to be classified into the debt group of lower risk.
- Debts granted by the act of credit extension which is subject to administrative penalties as prescribed by law.

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

In case a customer has more than 01 (one) debt with the Bank and any debt is classified into a higher-risk debt group, the Bank is required to classify the remaining debts of that customer into higher debt groups that are commensurate with the level of risk.

**Provision for credit risk**

Provision for credit losses includes general and specific provisions.

According to the provisions of Decree No.86/2024/NĐ-CP dated July 11 2024 (Decree No. 86), the Bank makes specific credit risk provisions based on the provision rate corresponding to the debt classification results and the principal balance minus the deductible value of collateral assets which are discounted. Specific provisions are calculated based on debt classification results and the principal balance on the last working day of the month.

Specific provision is made for losses possibly happening to specific loan items, with the corresponding rates as below:

<b>Debt classification</b>		<b>Specific provisioning rate</b>
Group 1	Current debt	0%
Group 2	Special mentioned debt	5%
Group 3	Substandard debt	20%
Group 4	Doubtful debt	50%
Group 5	Loss debt	100%

Specific provision is calculated based on the balance of loans to each customer on the last working day of each month minus the discounted value of the collateral. The deduction rate of the collateral is specified in Clause No. 2, Article No. 6 of Decree No. 86.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

According to Clause No. 1, Article No.7, Decree No. 86, general provision is made for unidentified losses during debt classification and specific provisioning and in cases where credit institutions face financial difficulties mainly when the quality of the debt deteriorates. Accordingly, the Bank must make and maintain a general provision equal to 0.75% of the total balance of loans from group 1 to group 4, except the followings:

- Deposits at credit institutions, foreign bank branches as prescribed by law and deposits at overseas credit institutions;
- Loans, term purchases of valuable papers between credit institutions, foreign bank branches in Vietnam;
- Purchases of promissory notes, bills, certificates of deposit, bonds domestically issued by other credit institutions, foreign bank branches;
- The amount for re-purchase of Government bonds on the security market as prescribed by Law on issuance, registration, security depository, listing, transactions of debt instruments of the Government on the stock market;
- Other debts arisen from activities specified in Clause No. 2, Article No. 3, Decree No. 86 between credit institutions, foreign bank branches located in Vietnam according to law.

***Using risk provision***

Provisions are recorded as an expense on the income statement and are used to handle debts classified in group 5, borrowers are dissolved or bankrupt organizations, individuals are dead or missing and to handle asset losses for debts as prescribed in Article No. 11 of Decree No. 86.

***Handling credit risks***

The writing-off of irrecoverable loans is based on Article 12 of Decree 86.

**Debts sold to Vietnam Asset Management Company ("VAMC")**

The Bank conducts factoring activities to VAMC under Decree No. 53/2013/ND-CP issued by the Government on May 18, 2013, Decree No. 34/2015/ND-CP issued by the Government on March 31, 2015 amending and supplementing a number of articles of Decree No. 53/2013/ND-CP, Circular No. 19/2013/TT-NHNN issued by the State Bank of Vietnam on September 06, 2013 on trading and handling bad debts of Vietnam Asset Management Company of Vietnam Credit Institutions and debts sold to VAMC which are removed from the balance sheet in accordance with the guidance in Official Letter No. 8499/NHNN-TCKT issued by the State Bank of Vietnam on November 14, 2013 guiding the accounting of bad debt trading of VAMC and credit institutions and Official Letter No.925/NHNN-TCKT issued by the State Bank dated February 19, 2014.

The special bonds issued by VAMC corresponding to the bad debts that the Bank sells are recorded as held-to-maturity debt securities.

Upon the completion of trading bad debts, the Bank uses specific provisions that have not been used to record reduction in carrying value of the bad debts and finalize off-balance sheet accounts to observe the unearned interest of those bad debts.

**6. Accounting for security trading and investing****6.1 Investments in securities****Held-to-maturity securities**

Held-to-maturity securities are those with fixed terms and payments which are fixed or identifiable and the Board of Management has the intention and capability to hold until their maturity.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

Unlisted held-to-maturity corporate bonds are recorded at original cost minus provision for credit risk. The debt classification and credit risk provision of unlisted corporate bonds shall be made according to the policies applied to loans granted to customers.

Other held-to-maturity securities are recorded at original cost minus provision for devaluation. Provision for devaluation is made when the market price of the securities falls below the book value or when there are signs of a decline in value according to the evaluation of the Board of Management.

The premium and the discount value arising from the purchase of held-to-maturity securities are allocated to the Income Statement of the Bank on a straight-line basis from the date of purchasing the security to the maturity date of that security.

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

**Special bonds issued by VAMC**

Special bonds issued by VAMC are term valuable papers issued by VAMC for the purpose of purchasing bad debts of the Bank and are recorded as held-to-maturity debt securities.

Special bonds are recorded at face value on the transaction date and are presented as face value minus specific provisions during the holding time.

The face value of the special bond is the value corresponding to the book value of the outstanding loan principal after deducting the specific provision that has been made but unused of that bad debt.

Periodically, the Bank shall calculate and make provisions for the risk of such special bonds as stipulated in Decree No. 53/2013/ND-CP dated May 18, 2013 of the Government and Circular No. 19/2013/TT-NHNN dated September 06, 2013 of the State Bank of Vietnam. Accordingly, the Bank shall make provision for risk of special bonds to minimum operating expenses equivalent to 20% of face value of each special bond.

The Bank does not have to make general provision for special bonds.

**6.2. Investments in subsidiaries**

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

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

Provision for loss of investments in subsidiaries is made when the Bank determines that these investments are subject to a non-temporary and unplanned impairment in value due to operational losses of the invested subsidiaries.

**6.3. Other long-term investments**

Other long-term investments are investments with a ratio less than or equal to 11% of the share capital of economic organizations. Long-term investments are initially recognized at cost.

Provision for loss of long-term financial investments is established when the Bank identifies economic organizations in which the Bank invests at a loss (except for forecasted losses that have been determined in the business plan before investing) according to the provisions of Circular No. 48/2019/TT-BTC issued by the Ministry of Finance on August 8, 2019, and amending several articles according to Circular No. 24/2022/TT-BTC issued by the Ministry of Finance on April 7, 2022. Accordingly, the level of provision for loss of long-term financial investments is the difference



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***7. Principles for recognition of tangible fixed assets**

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

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

*Tangible fixed assets purchased*

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (minus (-) trade discount or reduction), taxes (excluding taxes to be refunded) and expenses directly related to putting such fixed assets into operation such as fees for installation, trial operation, specialists and other direct costs.

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

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

**8. Principles for recording intangible fixed assets**

Intangible fixed assets are stated at original cost minus accumulated amortization. The original cost of an intangible fixed asset comprises all costs incurred by the Bank for owning the asset to the date it is put into operation as expected.

*Purchase of separate intangible fixed assets*

The original cost of separately purchased intangible fixed assets shall consist of the actual purchase price (less (-) trade discount or reduction), taxes (excluding taxes to be refunded) and expenses directly related to putting such fixed assets into operation. The land use rights which are purchased in conjunction with buildings, structures attached to land shall be separately determined and recorded as intangible fixed assets.

Intangible fixed assets formed from the exchange and payment of documents related to the capital ownership of the entity, the original cost of the intangible fixed assets is the fair value of the issued documents relevant to capital ownership.

*Land use rights*

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

*Computer software*

Computer software is all expenses that the Bank has spent up to the time of putting the software into use.

**9. Method of depreciating and amortizing fixed assets**

Depreciation of tangible fixed assets is computed on a straight line basis over their estimated useful lives. Estimated useful life means the duration in which the tangible fixed assets produce their effect on production and business.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

The estimated useful life for fixed assets is as follows:

<i>Buildings and structures</i>	<i>25 years</i>
<i>Machinery and equipment</i>	<i>4 - 8 years</i>
<i>Transportation and facilities</i>	<i>5 - 6 years</i>
<i>Office appliances</i>	<i>2 - 5 years</i>
<i>Other fixed assets</i>	<i>4 - 6 years</i>

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

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

**10. Accounting for asset leases**

**Operating leases:** are fixed asset leases where a significant portion of risks and incentives attached to asset ownership are retained by the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the period of the operating lease.

**11. Cash and cash equivalents**

In the statement of cash flows, cash and cash equivalents include cash, precious metal and gemstones, current account balance at the State Bank of Vietnam, demand deposits and deposits with the term of under 90 (ninety) days since deposit date at other credit institutions, government bond and other short-term valuable paper qualified to be discounted by the State Bank of Vietnam, securities with recoverable or maturity term of less than 3 (three) months since purchase date, convertible to certain amount, containing minimum risk of value change, and held for the purpose of meeting commitments for short-term payment rather than for investment or others.

**12. Provisions, contingent liabilities and unidentified assets**

Provisions are recorded when: The Bank has present obligations as a result of events in the past; It probably leads to a decrease of necessary economic benefits to settle the liabilities; The liability is estimated reliably. Provision is not recorded for the operating loss in the future.

When there are similar liabilities, the possibility of outflow in economic benefits due to the settlement of obligations is determined by considering the whole group of obligations in general. Provision shall be made though the economic benefit outflow because liability settlement is very small.

Provision is calculated at present value of estimated expenses for settling liabilities at the discount rate before tax and reflects the current market assessment of the time value of money and specific risk exposure to the liability. The increase of provision throughout time shall be recorded as interest expense.

**13. Accounting for obligations to employees**

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

**14. Principles and methods for recording current and deferred corporate income taxes**

Corporate income tax comprises of total current and deferred tax when determining its profit or loss of one accounting period.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

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

Deferred corporate income tax is defined for temporary differences between the basis of calculating income tax on assets, liabilities and their book values for financial reporting purposes and the amounts used for taxation purposes, as on the date of the balance sheet. Deferred income tax payable is recorded for all temporary differences, deferred income tax asset is only recorded when there is sufficient taxable profit in the future for deducting the temporary differences.

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

Deferred income tax is recognized in the statement of income except to the extent that it relates to an item recognized directly in equity, in which case the deferred income tax is also recognized directly in equity.

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

Taxes payable to the state budget shall be settled specifically with the tax authorities. The difference between the payable tax amount according to the books and the data for checking and finalization shall be adjusted when there is an official finalization with the tax office.

The bank has been inspected for tax finalization as at 2019.

**15. Accounting for loans, issuance of debt securities and equity instruments**

Principle of recording of borrowing costs: Interest and other costs directly attributable to the enterprise's loans are recognized as a business expense during the period, unless this expense arises from loans directly related to the construction investment or production of unfinished assets are included in the value of such assets (capitalized) when all conditions are met as prescribed in VAS 16 "Borrowing Costs".

The capitalization rate used to determine the borrowing costs capitalized during the period: Where general borrowings are incurred, which are used for the purpose of construction or production of an unfinished asset then the amount of borrowing costs eligible for capitalization in each accounting period is determined according to the capitalization rate to the weighted average accumulated costs incurred for the investment in construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of outstanding loans during the period of the business. Borrowing costs capitalized during a period may not exceed the total amount of borrowing costs incurred during that period.

**16. Shareholders' equity**

**Charter capital:** The capital sourced from shares, securities purchased by shareholders or added from the profit after tax in accordance with the Resolution of Annual Shareholders' General Meeting or the Bank's charter. Business fund shall be recorded at the actual contributed capital in cash or by assets computed at the par value in the early establishment period or additional mobilization to expand operation scale of the Bank.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

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

**Treasury share:** is the share the Bank issued and purchased back. The payment for purchasing share, including directly attributable expenses, shall be deducted from the owners' equity till the treasury shares have been cancelled or reissued. The received amount from reissuance or sale of the treasury share, deducting expenses related to this reissuance or sale shall be included in the shareholders' equity.

**Other owners' capital:** Business resource which is added from the operating result or offered, presented, sponsored or under assets revaluation.

**Undistributed profit**

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

The distribution of profit and fund appropriation are based on the charter of the Bank and approved by the Annual Shareholder's General Meeting.

**17. Earnings per share**

Basic earnings per share is calculated by dividing the profit or loss distributed to the ordinary shareholders of the Bank after setting aside the Bonus and Welfare Fund by the weighted average number of currently circulated ordinary shares in the current fiscal period. According to Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, basic earnings per share are not presented in the separate financial statement, only in the consolidated financial statement of the Bank.

**18. Related parties**

Related parties include enterprises and individuals that directly, or indirectly through one or more intermediaries, can control, or are controlled by the Bank. Associates and individuals holding, directly or indirectly, the voting powers of the Bank that have significant influence on the Bank, key management personnel sitting on the Board of Management, Board of Directors, close members of the family of these individuals or associates, and companies associated with these individuals also constitute related parties. When considering each possible related party relationship, attention is placed on the relationship nature, and not on merely the legal form.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***V. Additional Information for Items Presented in the Statement of Financial Position:****1. Cash, gold, silver, gemstones**

	<b>Mar 31, 2026</b>	<b>Dec 31, 2025</b>
Cash in VND	213.047	155.260
Cash in foreign currency	21.777	17.978
<b>Total</b>	<b>234.824</b>	<b>173.238</b>

**2. Balances with the State Bank of Vietnam**

	<b>Mar 31, 2026</b>	<b>Dec 31, 2025</b>
Current account balance with the State Bank of Vietnam	768.466	1.402.983
<i>VND</i>	699.159	1.369.305
<i>Gold and foreign currencies</i>	69.307	33.678
<b>Total</b>	<b>768.466</b>	<b>1.402.983</b>

**3. Deposits with and loans to other credit institutions**

	<b>Mar 31, 2026</b>	<b>Dec 31, 2025</b>
<b>3.1. Deposits with other credit institutions</b>		
Demand deposits	1.479.704	1.162.031
<i>VND</i>	5.821	1.371
<i>Foreign currencies</i>	1.473.883	1.160.660
Term deposits	6.182.625	6.285.235
<i>VND</i>	6.182.625	6.285.235
<i>Foreign currencies</i>	-	-
<b>Sub-total</b>	<b>7.662.329</b>	<b>7.447.266</b>
<b>3.2. Loans to other credit institutions</b>		
Short - term loans	775.000	350.000
<i>VND</i>	775.000	350.000
<b>Sub-total</b>	<b>775.000</b>	<b>350.000</b>
<b>Total</b>	<b>8.437.329</b>	<b>7.797.266</b>

**4. Held-for-Trading securities: Not incurred****5. Derivative for financial instruments and other assets: Not incurred****6. Loans to customers**

	<b>Mar 31, 2026</b>	<b>Dec 31, 2025</b>
Loans granted to local economic entities, individuals	21.968.845	21.539.226
Discounted bills and valuable papers	39.137	362.450
Other forms of credit granting	97.952	71.086
<b>Total</b>	<b>22.105.934</b>	<b>21.972.762</b>

**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***6.1. Loan portfolio by quality**

	Mar 31, 2026	Dec 31, 2025
Current	19.305.572	19.450.664
Special mentioned	2.021.179	1.872.668
Substandard	145.622	54.756
Doubtful	106.983	108.713
Loss	526.578	485.961
<b>Total</b>	<b>22.105.934</b>	<b>21.972.762</b>

*Note : The SBV defines the non-performing loan (NPL) ratio per Circular No. 31/2024/TT-NHNN dated June 30, 2024, as follows: "NPL ratio is the bad debt outstanding to total outstanding balance of debt groups 1-5 ratio." Total debts classified into groups 1 to 5 include both the disbursement or settlement from credit-granting activities and debts from depositing activity and other activities. Accordingly, the NPL ratio (ratio of debt groups 3-5) of SAIGONBANK as at March 31, 2026 was 2,68%.*

**6.2. Loan portfolio by term**

	Mar 31, 2026	Dec 31, 2025
Short-term	15.213.140	15.425.430
Medium-term	1.734.952	1.735.215
Long-term	5.157.842	4.812.117
<b>Total</b>	<b>22.105.934</b>	<b>21.972.762</b>

**6.3. Change (Increase/ Decrease) in provision for credit risks**

	General Provision	Specific Provision
<b>Current year</b>		
Opening balance	161.212	74.938
Provisions made/reversed during the period	683	30.958
Use of provision for credit during the period	-	(39.471)
<b>Closing balance</b>	<b>161.895</b>	<b>66.425</b>
<b>Prior year</b>		
Opening balance	160.774	49.910
Provisions made/reversed during the period	438	99.524
Use of provision for credit during the period	-	(74.496)
<b>Closing balance</b>	<b>161.212</b>	<b>74.938</b>
<b>Details of provisions</b>	<b>Mar 31, 2026</b>	<b>Dec 31, 2025</b>
Provision for risk of lending the customers	228.320	236.150
+ General provision	161.895	161.212
+ Specific provision	66.425	74.938
<b>Total</b>	<b>228.320</b>	<b>236.150</b>

**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

7. Debt purchase: Not incurred.

**8. Investment securities**

	Mar 31, 2026	Dec 31, 2025
<b>8.1. Held-to-maturity investment securities</b>		
- Investment in Government bonds and municipal bonds	1.836.417	1.839.351
<b>Total</b>	<b>1.836.417</b>	<b>1.839.351</b>
<b>8.2. Special bonds issued by VAMC</b>	<b>Mar 31, 2026</b>	<b>Dec 31, 2025</b>
- Face Value (1)	471.685	497.106
- Provision (2)	(50.766)	(58.320)
<b>Sub- total</b>	<b>420.919</b>	<b>438.786</b>
<b>Total</b>	<b>2.257.336</b>	<b>2.278.137</b>

(1): Debt securities (special bond) arisen from purchase, sale and treatment of bad debts of Assets Management Company of Vietnamese credit institutions, which issues, manages and pays for special bond in compliance with Circular No. 19/2013/TT-NHNN dated September 06, 2013 of the State Bank of Vietnam regulating on purchase, sale and treatment of bad debts of Assets Management Company of Vietnamese credit institutions. Accordingly the term of 5 years, the credit institutions have to record provision for risks for special bond in the operating expenses at the percentage of 20% per year of the value of debt securities.

(2): Provision for special bond made in compliance with Circular No. 19/2013/TT-NHNN as at March 31, 2026: VND 50.766.446.960

	Mar 31, 2026	Dec 31, 2025
<b>9. Capital contribution, long term investments</b>		
<b>- Analysing investment value by investment type</b>		
Investment in subsidiaries	612.503	612.503
Other long-term investments	53.380	53.380
Provision for devaluation of long-term investment	(24.881)	(24.881)
<b>Total</b>	<b>641.002</b>	<b>641.002</b>



## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 9. Capital contribution, long-term investments (Cont.)

## - Details of other long-term investments

Name	Mar 31, 2026			Dec 31, 2025		
	Original cost	Current value	Shareholding (%)	Original cost	Current value	Shareholding (%)
<b>Investment in subsidiary</b>	<b>612.503</b>	<b>612.503</b>		<b>612.503</b>	<b>612.503</b>	
SAIGON Factoring and Collateral Company Limited	612.503	612.503	100,00%	612.503	612.503	100,00%
<b>Other long-term investments</b>	<b>53.380</b>	<b>28.499</b>		<b>53.380</b>	<b>28.499</b>	
<b>Investments in other entities</b>	<b>53.380</b>	<b>53.380</b>		<b>53.380</b>	<b>53.380</b>	
Sai Gon Ha Long Hotel Tourism Joint Stock Company	18.380	18.380	10,98%	18.380	18.380	10,98%
National Payment Corporation of Viet Nam	2.000	2.000	0,64%	2.000	2.000	0,64%
SBB Securities Joint Stock Company	33.000	33.000	9,43%	33.000	33.000	9,43%
<b>Provision for devaluation of long-term securities investments</b>	<b>-</b>	<b>(24.881)</b>		<b>-</b>	<b>(24.881)</b>	
SBB Securities Joint Stock Company	-	(24.881)		-	(24.881)	
<b>Total</b>	<b>665.883</b>	<b>641.002</b>		<b>665.883</b>	<b>641.002</b>	

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

10. Investment properties: Not incurred.

## 11. Other long-term assets

	Mar 31, 2026	Dec 31, 2025
1. Construction in progress	1.353	1.876
2. Purchase of fixed assets	17.603	7.099
3. Receivables	163.847	223.157
4. Other assets	467.937	465.978
<b>Total</b>	<b>650.740</b>	<b>698.110</b>

## 11.1 Basic cost for construction in progress

In which:

- Significant constructions:	1.353	1.876
Land at 50 Nguyen Tat Thanh Daklak	860	860
Others	493	1.016
<b>Sub-Total</b>	<b>1.353</b>	<b>1.876</b>

## 11.2 Purchase of fixed assets

In which:

Upgrade Oracle software and Trade Finance Module	129	129
Anti-Money Laundering Software	5.214	5.197
Purchase of 08 cash-in-transit (CIT) trucks	10.240	-
Others	2.020	1.773
<b>Sub -Total</b>	<b>17.603</b>	<b>7.099</b>

## 11.3 Receivables

- Internal receivables	60.371	32.285
Advances	49.626	26.102
Other Receivables	10.745	6.183
- External Receivables	103.476	190.872
Other payments pended by the State (*)	4.664	4.664
Embezzlement, lack of money, pending property	14.489	14.489
Others	84.323	171.719
<b>Sub -Total</b>	<b>163.847</b>	<b>223.157</b>

(\*): Notes on supporting interest payment pended by the States:

Disbursement to customers	68.433
Receipts	(63.769)
<b>Amount to be received from the State</b>	<b>4.664</b>

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

	Mar 31, 2026	Dec 31, 2025
<b>11.4 Other assets</b>		
- Pending allocation expenses	16.578	14.357
- The debt-fortified assets of which ownership has been transferred to the Bank pending resolution	450.570	450.570
+ Real estate	450.570	450.570
- Other assets	789	1.051
<b>Sub -Total</b>	<b>467.937</b>	<b>465.978</b>
<b>11.5 Provision for other asset items of the balance sheet</b>		
- Provision for bad debts	(14.489)	(14.489)
Embezzlement, lack of money, missing assets pending	(14.489)	(14.489)
<b>Sub -Total</b>	<b>(14.489)</b>	<b>(14.489)</b>
<b>12. Borrowings from the Government and State Bank of Vietnam:</b>		
	Mar 31, 2026	Dec 31, 2025
<b>12.1 Deposits of Vietnam State Treasury</b>		
- Deposits of Vietnam State Treasury in VND	6.977	-
<b>Sub-Total</b>	<b>6.977</b>	
<b>12.2. Borrowings from the State Bank of Vietnam: Not incurred</b>		
<b>13. Deposits and borrowings from other credit institutions</b>		
	Mar 31, 2026	Dec 31, 2025
<b>13.1. Deposits from other credit institutions</b>		
a. Demand deposits	43.478	23.727
- VND	43.469	23.718
- Foreign currencies	9	9
b. Term deposits	5.221.205	4.157.335
- VND	4.040.000	2.980.000
- Foreign currencies	1.181.205	1.177.335
<b>Total</b>	<b>5.264.683</b>	<b>4.181.062</b>
<b>13.2. Borrowing from other credit institutions</b>		
- Foreign currency	846	843
+ Joint Stock Commercial Bank for Investment and Development of Vietnam (*) - Transaction Center 3 Branch	846	843
<b>Total</b>	<b>846</b>	<b>843</b>
<b>Total deposits and borrowing from other credit institutions</b>	<b>5.265.529</b>	<b>4.181.905</b>



## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 14. Deposits from customers

## - Notes on deposit type

	Mar 31, 2026	Dec 31, 2025
Demand deposits	2.511.971	3.178.006
- VND	2.440.010	3.069.450
- Gold and foreign currencies	71.961	108.556
Term deposits	23.395.084	23.718.125
- VND	23.227.557	23.604.023
- Gold and foreign currencies	167.527	114.102
Specialised capital deposits	13.649	15.060
Margin deposits	41.222	27.456
<b>Total</b>	<b>25.961.926</b>	<b>26.938.647</b>

## - Notes on customer and type of business

	Mar 31, 2026	Dec 31, 2025
Deposits from economic institutions	1.478.757	1.655.689
State-Owned enterprise	86.006	114.469
Limited company	923.980	949.495
Joint stock companies	334.755	452.364
Private enterprise	5.295	6.127
Foreign-invested enterprise	128.721	133.234
Deposits from individuals	17.225.974	17.964.381
Deposits from others	7.257.195	7.318.577
<b>Total</b>	<b>25.961.926</b>	<b>26.938.647</b>

15. Funds for finance, entrusted investment, lending credit institutions subject to risk: Not incurred.

16. Issuance of common valuable papers: Not incurred.

## 17. Other payables, liabilities and other risk provisions

	Mar 31, 2026	Dec 31, 2025
Internal payables	6.121	25.318
- Payables to staff	2.903	2.927
- Bonus and welfare fund	997	1.244
- Other internal payables	2.221	21.147
+ Interest payable to shareholders	683	683
+ Other internal payables	1.538	20.464

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 17. Other payables, liabilities and other risk provisions (Cont.)

	Mar 31, 2026	Dec 31, 2025
External payables	107.671	153.127
- Purchase of fixed assets	870	870
- Corporate income tax	14.454	28.293
- Remittance payables	15.701	22.448
- Taxes and payables to the State	1.051	1.612
- Other payables to the State	2.539	2.539
- Other external payables	73.056	97.365
<b>Total</b>	<b>113.792</b>	<b>178.445</b>

18. Deferred income tax: Not incurred.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***19. Capital and funds of credit institutions****19.1. Report on the change in Shareholders' Equity**

Items	Shareholders' Equity	Share premium	Foreign exchange differences	Charter capital supplementary reserve	Investment and Development Fund	Financial reserve fund	Retained earnings	Total
<b>Balance as at Jan. 01, 2025</b>	<b>3.387.991</b>	<b>716</b>	<b>-</b>	<b>94.057</b>	<b>8.784</b>	<b>307.790</b>	<b>290.167</b>	<b>4.089.505</b>
Profit after-tax of the year 2025	-	-	-	-	-	-	121.536	121.536
Appropriation to funds from profit of the year 2024	-	-	-	7.917	-	7.917	(15.834)	-
Appropriation to bonus and welfare funds from profit of the year 2024	-	-	-	-	-	-	(16.753)	(16.753)
Appropriation to Bonus Fund of Manager of the year 2024	-	-	-	-	-	-	(472)	(472)
<b>Balance as at Dec. 31, 2025</b>	<b>3.387.991</b>	<b>716</b>	<b>-</b>	<b>101.974</b>	<b>8.784</b>	<b>315.707</b>	<b>378.644</b>	<b>4.193.816</b>
<b>Balance as at Jan. 01, 2026</b>	<b>3.387.991</b>	<b>716</b>	<b>-</b>	<b>101.974</b>	<b>8.784</b>	<b>315.707</b>	<b>378.644</b>	<b>4.193.816</b>
Net profit from Jan. 01, 2026 to Mar. 31, 2026	-	-	-	-	-	-	72.565	72.565
Dividends	220.206	-	-	-	-	-	(220.206)	-
Foreign Exchange difference	-	-	(253)	-	-	-	-	(253)
<b>Balance as at Mar. 31, 2026</b>	<b>3.608.197</b>	<b>716</b>	<b>(253)</b>	<b>101.974</b>	<b>8.784</b>	<b>315.707</b>	<b>231.003</b>	<b>4.266.128</b>

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 19. Capital and funds of credit institutions (Cont.)

- According to Clause No. 3, Article No. 23 of Decree No. 135/2025/ND-CP dated June 12, 2025, set up reserve fund for supplementing the charter capital at 10% of the profit after tax. The maximum balance of this fund is not allowed to exceed current charter capital of the credit institutions. This fund shall be transferred to the current charter capital upon the approval from the State Bank of Vietnam and State Security Commission of Vietnam.

- According to Point a, Clause No. 4, Article No. 23 of Decree No.135/2025/ND-CP dated June 12, 2025, appropriating 10% for finance reserve fund; the maximum balance of this fund is not allowed to exceed 25% of the current charter capital of credit institutions. This fund is used to compensate for the remaining portion of losses, damages of assets in the business course after the organizations, individuals causing the loss, damage, insurance organizations have made compensation and provision has been used.

- Setting up other funds like construction investment fund, bonus and welfare fund.... suggested by the Board of Management and approved by the Shareholders' General Meeting.

19.2 Notes on compound financial instruments: Not incurred.

## 19.3. Details of share capital of credit institutions

	Mar 31, 2026		Dec 31, 2025	
	Amount	Ordinary share capital	Amount	Ordinary share capital
- Paid-in capital of shareholders	3.608.197	3.608.197	3.387.991	3.387.991
- Share premium	716	716	716	716
<b>Total</b>	<b>3.608.913</b>	<b>3.608.913</b>	<b>3.388.707</b>	<b>3.388.707</b>

## 19.4. Dividends

	From January 01, 2026 to March 31, 2026	Year 2025
- Dividends disclosed after final date of the fiscal year		
+ Dividends disclosed on ordinary shares	Not announced yet	Not announced yet
+ Dividends disclosed on preferred shares	-	-
- Dividends of accumulated preferred shares which have not been recorded	-	-



## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 19.5. Shares

Million shares

	Mar 31, 2026	Dec 31, 2025
- Number of registered shares	361	339
- Number of issued shares (sold to the public)	361	339
+ Ordinary shares	361	339
- Number of circulated shares	361	339
+ Ordinary shares	361	339

\* Par value of each circulated share equals to VND 10.000/share.

## VI. Additional Information for Items Presented in the Income Statement

## 20. Interest and similar incomes

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
Interest income from deposits	86.066	54.244
Interest income from loans to customers	473.920	449.237
Interest income from trading securities and debt securities investment	13.513	22.856
Income from guarantee activities	1.780	1.809
Other income from credit activities	2.699	2.335
<b>Total</b>	<b>577.978</b>	<b>530.481</b>

## 21. Interest and similar expenses

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
Interest expenses for deposits	347.908	303.035
Other expenses for credit activities	20.299	9.736
<b>Total</b>	<b>368.207</b>	<b>312.771</b>

## 22. Net gain/loss from fee and commission

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
<b>Income from fee and commission</b>	<b>17.749</b>	<b>17.418</b>
Settlement service	6.639	6.200
Cashier service	30	57
Other services	11.080	11.161
<b>Expenses for fee and commission</b>	<b>9.548</b>	<b>7.441</b>
Settlement service	2.653	2.340
Post and telecom service	5.764	4.345
Cashier service	540	402
Other services	591	354
<b>Net gain/loss from fee and commission</b>	<b>8.201</b>	<b>9.977</b>

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 23. Net gain/loss from trading in foreign currencies

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
Income from trading foreign currencies	3.230	4.496
Income from spot foreign exchange trading	3.230	4.490
Income from currency derivatives	-	6
Expense for trading foreign currencies	2	-
Expense for spot foreign exchange trading	2	-
Expense for currency derivatives	-	-
<b>Net gain/(loss) from trading in foreign currencies</b>	<b>3.228</b>	<b>4.496</b>

## 24. Net gain/loss from held for trading securities : Not incurred.

## 25. Net gain/loss from investment securities: Not incurred.

## 26. Income from capital contribution, share purchase:

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
Dividends received in the period from capital contribution, share purchase	3.330	-
Income from capital contribution, long-term investments	3.330	-
<b>Total</b>	<b>3.330</b>	<b>-</b>

## 27. Net gain/loss from other operating activities

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
Income from other activities	62.799	106.048
Expenses of other activities	1.044	1.001
<b>Net gain/(loss) from other operating activities</b>	<b>61.755</b>	<b>105.047</b>

## 28. Operating expenses

	From January 01, 2026 to March 31, 2026	From January 01, 2025 to March 31, 2025
1. Tax, duties and fees	506	597
2. Employee costs	109.864	108.322
In which:		
Salaries and allowances	84.100	79.226
Salary related contributions	16.745	19.548
Uniform and related expenses	4.668	4.531
Subsidies	4.351	5.017
3. Expense for assets	29.215	38.317
In which: Depreciation and amortization of fixed assets	18.017	17.859



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million*

<b>28. Operating expenses (Cont.)</b>	<b>From January 01, 2026 to March 31, 2026</b>	<b>From January 01, 2025 to March 31, 2025</b>
4. Administrative expenses	28.285	21.090
In which:		
<i>Business expenses</i>	3.428	2.618
<i>Union activities expenses</i>	5	22
5. Insurance fee for customers' deposits	6.714	6.030
<b>Total</b>	<b>174.584</b>	<b>174.356</b>

<b>29. Corporate Income Tax (CIT)</b>	<b>From January 01, 2026 to March 31, 2026</b>	<b>From January 01, 2025 to March 31, 2025</b>
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**29.1. Current Corporate Income Tax**

1. Profits before CIT	87.019	96.693
2. Adjustments to taxable income:	-	-
3. Taxable income	87.019	96.693
4. Corporate Income Tax expense calculated on taxable income for the current year	14.454	16.046
5. Total current corporate income tax	14.454	16.046

**29.2. Deferred corporate income tax liabilities:** Not incurred.**VII. Additional Information for Items Presented in the Statement of Cash Flows**

<b>30. Cash and cash equivalents:</b>	<b>Mar 31, 2026</b>	<b>Mar 31, 2025</b>
Cash and cash equivalents on hand	234.824	179.943
Balances with the State Bank of Vietnam	768.466	1.238.730
Deposit in VND, in foreign currencies at other credit institutions (demand deposit and deposit with the term of less than 3 months)	7.662.329	7.031.451
<b>Total</b>	<b>8.665.619</b>	<b>8.450.124</b>

**31. Purchase and disposal of subsidiaries:** Not incurred.**VIII. Other information**

<b>32. Employee remuneration:</b>	<b>From January 01, 2026 to March 31, 2026</b>	<b>From January 01, 2025 to March 31, 2025</b>
<b>I. Total number of employees</b>	<b>1.469</b>	<b>1.485</b>
<b>II. Employee remuneration</b>		
1. Total salaries	83.875	78.914
2. Bonuses	23.333	49.331
3. Total remuneration	107.208	128.245
4. Average salary (million VND/person/month)	19	18
5. Average income (million VND/person/month)	24	29

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 33. Obligations to the State Budget

Items	Movements during the period			Closing balance
	Opening balance	Payable	Paid	
1. Value added tax (VAT)	665	1.727	1.756	636
<i>a. VAT</i>	665	1.530	1.559	636
<i>b. VAT on Foreigner Contractor</i>		197	197	-
2. Corporate Income Tax (CIT)	28.293	14.744	28.583	14.454
<i>a. CIT</i>	28.293	14.454	28.293	14.454
<i>b. CIT on Foreign Contractors</i>		290	290	-
3. Duties, Fees and Other payables	947	5.526	6.058	415
<b>Total</b>	<b>29.905</b>	<b>21.997</b>	<b>36.397</b>	<b>15.505</b>

## 34. Types and value of secured assets of customers

	Balance as at Mar 31, 2026	Balance as at Dec 31, 2025
<b>Secured assets</b>		
Real estates	40.596.774	39.141.620
Transportation	193.099	198.047
Savings book, promissory note and other valuable papers	1.353.287	1.569.881
Materials, goods	192.115	170.880
Others	3.899.946	3.785.630
<b>Total</b>	<b>46.235.221</b>	<b>44.866.058</b>

## 35. Contingent liabilities and Commitments

Items	Mar 31, 2026	Dec 31, 2025
Commitments on Letters of Credit	41.964	55.505
<i>Commitment on payment in L/C transactions</i>	41.964	55.505
Other commitments	444.477	438.767
<i>Payment guarantees</i>	227.187	220.779
<i>Performance guarantees</i>	107.247	105.198
<i>Bidding guarantees</i>	29.901	20.878
<i>Other guarantees</i>	80.142	91.912
<b>Total</b>	<b>486.441</b>	<b>494.272</b>

In the normal course of business, the Bank implements various commitments and so there are some contingent liabilities and commitments, which are recorded in off-balance sheet. The Bank expects no major loss from these transactions.

## 36. Activity of entrustment and agent of credit institutions not subject to risk: Not incurred.



## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

## 37. Other off-balance sheet activities that credit institutions are subject to risk:

	Mar 31, 2026	Dec 31, 2025
<b>a. Uncollected lending interest and fee receivable</b>		
Uncollected lending interest	1.172.683	1.135.812
<b>Total</b>	<b>1.172.683</b>	<b>1.135.812</b>
<b>b. Written-off bad debts</b>		
Principal of written-off bad debts	1.955.755	1.971.103
Interest of written-off bad debts	4.405.930	4.341.320
<b>Total</b>	<b>6.361.685</b>	<b>6.312.423</b>
<b>c. Assets and other documents</b>		
Other Assets of custody service	848.466	867.690
Leased assets	378.782	378.782
Other valuable documents under safekeeping	2.023.520	2.023.520
<b>Total</b>	<b>3.250.768</b>	<b>3.269.992</b>

## 38. Transactions with related parties

Major transactions and balance with related parties during the year as follows:

Related parties	Relationship	Transactions	Movement during the period	Balance as at March 31, 2026
		Balances of current account at the Bank	-	609.207
		Term deposits	-	4.000
SAIGON Factoring and Collateral Company Limited	Subsidiary	Deposit to rent premises	-	315
		Interest payable on deposits	150	-
		House rentals	836	-
		Capital contribution		612.503

## 39. Subsequent events

The Board of Management confirms that there are no subsequent events that may significantly influence the Bank's financial position and need to be explained and disclosed in the financial statements.

## 40. Concentration of assets, liabilities and off-balance sheet items by geographical area

A geographical segment is a distinguishable component of a bank that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments. A geographical segment does not include operations in economic environments with significantly differing risks and returns. A geographical segment may be a single country, a group of two or more countries, or a region within a country.

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

VND million

Mar 31, 2026	Total loan balance	Total deposit balance	Credit commitments	Derivative for financial instruments (Total contract value)	Trading and investment securities
Domestic	22.880.934	25.961.926	486.441	-	2.308.101
Overseas	-	-	-	-	-
Dec 31, 2025	Total loan balance	Total deposit balance	Credit commitments	Derivative financial instruments (Total contract value)	Trading and investment securities
Domestic	22.322.762	26.938.647	494.272	-	2.336.457
Overseas	-	-	-	-	-

**41. Financial risk management**

Financial risks include credit risk, market risk and operation risk.

**41.1 Credit risk**

Credit risk is the risk of customers or counterparties failing to fulfill their obligations with the Bank, leading to financial loss. Credit risk arises from lending and guarantee activities under various forms.

The Bank is also subject to credit risk through investments in debt securities and other risks in its transaction activities (transaction risk), including assets in the transaction portfolio that do not belong to the owners' equity, derivatives and payment balance with partners.

Credit risk is the most significant risk in the Bank's business activities, thus the Board of Management has carefully implemented and monitored the credit risk management. Credit risk management department has been established and responsible for frequently reporting to the Board of Management and the head of each business unit.

**41.1.1 Measurement of credit risk for determining loss and making provision****(a) Loans and guarantees**

The measurement of credit risk is done before and during the lending term.

The Bank has developed quantitative model for supporting the measurement of credit risk. The credit rating system is used in all material credit portfolio and being the foundation for measuring the risks of payment violations before and during lending term.

Based on such measurements, The Bank has made provisions according to Decree No. 86/2024/ND-CP dated July 11, 2024, measured and categorized its loans and guarantees according to Circular No.31/2024/TT-NHNN dated June 30 2024 .

**(b) Debt securities**

Investments of the Bank in debt securities are debts instruments issued by the Government and reputable credit, economic institutions. Credit risk is estimated by each specific debt in case the Bank assumes that there is credit risk change of its counterparties. These investments are considered as a way to ensure a better credit plan and maintain available credit sources for meeting requirements of capital supply.



**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***41.1.2 Policies to control and mitigate credit risk**

The Bank controls credit risk by setting risk limits (on and off-balance sheet) relating to each customer or group of customers as stipulated by the State Bank of Vietnam. Additionally, credit risk is controlled through periodically reviewing groups of mortgaged assets and analyzing the capacity of existing and potential customers to pay the interest and principal portion of the loans.

The Bank implements some policies and practices to mitigate credit risk. One common method is to hold secured assets. Types of assets pledged as security for credit granting items include:

- Mortgage for residential real estate; land use rights.
- Pledge for operational assets such as machinery and equipment, inventory, receivables;

For secured loans, the valuation of collateral is independently made by the Bank with the application of specific discount rates to determine the maximum line of credit. When the fair value of collaterals is reduced, the Bank shall require the borrowers to mortgage additional assets to maintain the level of safety against the risk of the loans.

The credit risk of commitments including letter of credit, financial guarantee contract are similar to credit risk of a loan. L/C requiring presentation of document sets or L/C for trade is the Bank's written commitment to pay the third party for the amount stipulated by specific terms and conditions, on behalf of its customers and guaranteed by customer's goods, hence the risk is lower than direct loans. The issuance of L/C and financial guarantee contract follows the process of assessing and approving credit as the ones designed for loans and advances granted to customers except when the customers deposit 100% for related commitments.

**41.2 Market risk**

Market risk is the risk of losses due to adverse changes in the fair value of financial instruments' future cash flows, following the change of the market value. Market risk is incurred from the opening position of interest rate, monetary products and equity instruments. All of these products are impacted by the fluctuation of the market in general and each type of market, as well as the change in fluctuation level of the market value such as interest rate risk, currency risk and other pricing risks.

**41.3 The fair value of financial assets and liabilities**

Financial assets and liabilities of the Bank are recorded as original cost minus provision for devaluation of assets. Therefore, the book value of financial assets and liabilities of the Bank may differ from their fair value.

Currently, the Bank has not determined the fair value of all financial assets and liabilities. The Bank shall present the fair value of those assets and liabilities when there is detailed guidance from the authority.

**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***41.2 Market risk****41.2.1 Interest rate risk**

Interest rate risk is the risk in which the future cash flows of financial instruments are affected by changes in the market interest rate. The Bank manages the interest rate risk through controlling the differences of interest rate on a monthly basis.

Summary of interest rate risk of the Bank as at March 31, 2026 is as follows:

Items	Overdue	Non-interest bearing	Up to 1 month	From 1 - 3 months	From 3 - 6 months	From 6 - 12 months	From 1 - 5 years	Over 5 years	Total
Cash, gold, silver and gemstones	-	234.824	-	-	-	-	-	-	234.824
Balance with the State Bank of Vietnam	-	-	768.466	-	-	-	-	-	768.466
Deposits with and loans to other credit institutions (*)	-	-	4.767.829	2.894.500	70.000	705.000	-	-	8.437.329
Derivatives and other financial assets (*)	-	-	-	-	-	-	-	-	-
Loans to customers (*)	1.109.773	-	15.798	54.882	527.672	6.779.817	6.526.799	7.091.193	22.105.934
Investment securities (*)	-	-	-	-	-	-	1.766.189	541.913	2.308.102
Capital contribution and long term investments (*)	-	-	-	-	-	-	-	665.883	665.883
Fixed assets and investment properties	-	-	-	-	-	-	-	1.023.151	1.023.151
Other assets (*)	-	890.621	-	-	-	-	-	-	890.621
<b>Total Assets</b>	<b>1.109.773</b>	<b>1.125.445</b>	<b>5.552.093</b>	<b>2.949.382</b>	<b>597.672</b>	<b>7.484.817</b>	<b>8.292.988</b>	<b>9.322.140</b>	<b>36.434.310</b>
<b>Liabilities</b>									
Deposits and borrowing from State Bank of Vietnam and other credit institutions	-	-	2.377.925	2.893.735	-	-	-	846	5.272.506
Deposits from customers	-	-	4.884.335	869.450	3.661.037	115.547	16.431.557	-	25.961.926
Other liabilities	-	-	615.294	-	-	-	-	-	615.294
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>7.877.554</b>	<b>3.763.185</b>	<b>3.661.037</b>	<b>115.547</b>	<b>16.431.557</b>	<b>846</b>	<b>31.849.726</b>
<b>Interest sensitivity gap with interest rate of on-balance sheet</b>	<b>1.109.773</b>	<b>1.125.445</b>	<b>(2.325.461)</b>	<b>(813.803)</b>	<b>(3.063.365)</b>	<b>7.369.270</b>	<b>(8.138.569)</b>	<b>9.321.294</b>	<b>4.584.584</b>
Off balance sheet commitments affecting the sensitivity level with the interest rate of assets and liabilities (net)	-	(486.441)	-	-	-	-	-	-	(486.441)
<b>Total interest sensitivity gap with interest rate of on and off balance sheet</b>	<b>1.109.773</b>	<b>639.004</b>	<b>(2.325.461)</b>	<b>(813.803)</b>	<b>(3.063.365)</b>	<b>7.369.270</b>	<b>(8.138.569)</b>	<b>9.321.294</b>	<b>4.098.143</b>

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



## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

Summary of interest rate risks of the Bank as at December 31, 2025 is as follows:

Items	Overdue	Non-interest bearing	Up to 1 month	From 1 - 3 months	From 3 - 6 months	From 6 - 12 months	From 1 - 5 years	Over 5 years	Total
Cash, gold, silver and gemstones	-	173.238	-	-	-	-	-	-	173.238
Balance with the State Bank of Vietnam	-	-	1.402.983	-	-	-	-	-	1.402.983
Deposits with and loans to other credit institutions (*)	-	-	5.025.731	2.451.535	320.000	-	-	-	7.797.266
Held-for-Trading security (*)	-	-	-	-	-	-	-	-	-
Derivatives and other financial assets (*)	-	-	-	-	-	-	-	-	-
Loans to customers (*)	833.514	-	212.852	97.713	552.511	7.194.765	6.309.664	6.771.743	21.972.762
Investment securities (*)	-	-	-	-	-	-	1.836.457	500.000	2.336.457
Capital contribution and long term investments (*)	-	-	-	-	-	-	-	665.883	665.883
Fixed assets and investment properties	-	-	-	-	-	-	-	1.039.555	1.039.555
Other assets (*)	-	933.338	-	-	-	-	-	-	933.338
<b>Total Assets</b>	<b>833.514</b>	<b>1.106.576</b>	<b>6.641.566</b>	<b>2.549.248</b>	<b>872.511</b>	<b>7.194.765</b>	<b>8.146.121</b>	<b>8.977.181</b>	<b>36.321.482</b>
<b>Liabilities</b>									
Deposits and borrowing from State Bank of Vietnam and other credit institutions	-	-	1.735.357	2.445.705	-	-	-	843	4.181.905
Deposits from customers	-	-	5.665.509	948.998	3.714.999	136.555	16.472.586	-	26.938.647
Other liabilities	-	-	673.274	-	-	-	-	-	673.274
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>8.074.140</b>	<b>3.394.703</b>	<b>3.714.999</b>	<b>136.555</b>	<b>16.472.586</b>	<b>843</b>	<b>31.793.826</b>
<b>Interest sensitivity gap with interest rate of on-balance sheet</b>	<b>833.514</b>	<b>1.106.576</b>	<b>(1.432.574)</b>	<b>(845.455)</b>	<b>(2.842.488)</b>	<b>7.058.210</b>	<b>(8.326.465)</b>	<b>8.976.338</b>	<b>4.527.656</b>
Off balance sheet commitments affecting the sensitivity level with the interest rate of assets and liabilities (net)	-	(494.272)	-	-	-	-	-	-	(494.272)
<b>Total interest sensitivity gap with interest rate of on and off balance sheet</b>	<b>833.514</b>	<b>612.304</b>	<b>(1.432.574)</b>	<b>(845.455)</b>	<b>(2.842.488)</b>	<b>7.058.210</b>	<b>(8.326.465)</b>	<b>8.976.338</b>	<b>4.033.384</b>

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

**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***41.2 Market risk****41.2.2 Currency risk**

Currency risk is the risk in which the value of financial instrument changes due to the changes in exchange rate. The Bank was incorporated and operates in Viet Nam with VND as its reporting currency. The primary currency used for the Bank's transactions is also VND. Most of the Bank's loans and advances to customers are in VND and USD. However, some other assets are in currencies other than VND and USD. The Board of Management has set the position limit for each currency. The monetary status is supervised on daily basis and risk prevention strategy is applied by the Bank to ensure that the monetary status shall be maintained within the already-built limit.

**Presentation of assets and liabilities of the Bank by currencies converted into VND as at March 31, 2026:**

Items	EUR equivalent	USD equivalent	Other currencies equivalent	Total
<b>Assets</b>				
Cash, gold, silver and gemstones	1.786	19.098	893	21.777
Balance with the State Bank of Vietnam	-	69.307	-	69.307
Deposits with and loans to other credit institutions (*)	4.906	1.465.369	3.609	1.473.884
Loans to customers	-	64.727	-	64.727
Others assets (*)	-	6.556	-	6.556
<b>Total Assets</b>	<b>6.692</b>	<b>1.625.057</b>	<b>4.502</b>	<b>1.636.251</b>
<b>Liabilities and Shareholders' equity</b>				
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	1.182.060	-	1.182.060
Deposits from customers	5.011	238.230	13	243.254
Derivatives and other financial liabilities	-	-	-	-
Other liabilities	1.681	204.767	4.489	210.937
<b>Total liabilities and Shareholders' equity</b>	<b>6.692</b>	<b>1.625.057</b>	<b>4.502</b>	<b>1.636.251</b>
<b>On-balance sheet currency position</b>	-	-	-	-
<b>Off-balance sheet currency position</b>	-	-	-	-
<b>On and Off-balance sheet currency position</b>	-	-	-	-



## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

Presentation of assets and liabilities of the Bank by currencies converted into VND as at December 31, 2025:

Items	EUR equivalent	USD equivalent	Other currencies equivalent	Total
<b>Assets</b>				
Cash, gold, silver and gemstones	1.632	15.990	356	17.978
Balance with the State Bank of Vietnam	-	33.678	-	33.678
Deposits with and loans to other credit institutions (*)	4.886	1.152.341	3.432	1.160.659
Loans to customers	-	374.839	-	374.839
Others assets (*)	-	7.260	-	7.260
<b>Total Assets</b>	<b>6.518</b>	<b>1.584.108</b>	<b>3.788</b>	<b>1.594.414</b>
<b>Liabilities and Shareholders' equity</b>				
Deposits and borrowings from the State Bank of Vietnam and other credit institutions	-	1.178.188	-	1.178.188
Deposits from customers	5.053	222.517	13	227.583
Derivatives and other financial liabilities	-	-	-	-
Other liabilities	1.465	183.403	3.775	188.643
<b>Total liabilities and Shareholders' equity</b>	<b>6.518</b>	<b>1.584.108</b>	<b>3.788</b>	<b>1.594.414</b>
<b>On-balance sheet currency position</b>	-	-	-	-
<b>Off-balance sheet currency position</b>	-	-	-	-
<b>On and Off-balance sheet currency position</b>	-	-	-	-

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

**SELECTIVE NOTES TO THE FINANCIAL STATEMENTS***For fiscal period starting from January 01, 2026, to March 31, 2026**VND Million***41.2 Market risk****41.2.3 Liquidity risk**

Liquidity risks incurred when the Bank is unable to fulfill its obligations relating to financial liabilities and has no supersede resources in case of customers' withdrawal. This possibly results in the failure to pay the customers and perform commitments. The Bank monitors risks by:

- Controlling the capital mobilization and lending activities on daily basis;
- Maintaining investment portfolio including securities that are easily convertible to cash.
- Controlling liquidity indicators in the financial report and in compliance with the regulations of the State Bank of Vietnam.

**Summary of assets and liabilities of the Bank by terms from the period ended March 31, 2026 to the matured date:**

Items	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	From 1-3 months	From 3-12 months	From 1-5 years	Over 5 years	
Cash, gold, silver and gemstones	-	-	234.824	-	-	-	-	234.824
Balance with the State Bank of Vietnam	-	-	768.466	-	-	-	-	768.466
Deposits with and loans to other credit institutions (*)	-	-	5.732.329	2.705.000	-	-	-	8.437.329
Derivatives and other financial assets (*)	-	-	-	-	-	-	-	-
Loans to customers (*)	789.101	316.039	1.306.627	3.439.907	9.310.379	2.426.946	4.516.935	22.105.934
Investment securities (*)	-	-	-	-	-	2.308.102	-	2.308.102
Capital contribution and long term investments (*)	-	-	-	-	-	-	665.883	665.883
Fixed assets and investment properties	-	-	-	-	-	-	1.023.151	1.023.151
Other assets (*)	-	-	890.621	-	-	-	-	890.621
<b>Total Assets</b>	<b>789.101</b>	<b>316.039</b>	<b>8.932.867</b>	<b>6.144.907</b>	<b>9.310.379</b>	<b>4.735.048</b>	<b>6.205.969</b>	<b>36.434.310</b>
<b>Liabilities</b>								
Deposits and borrowings from State bank of Vietnam and other credit institutions	-	-	3.271.659	2.000.000	203	424	220	5.272.506
Deposits from customers	-	-	7.393.482	4.500.616	12.763.089	1.304.739	-	25.961.926
Other liabilities	-	-	615.294	-	-	-	-	615.294
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>11.280.435</b>	<b>6.500.616</b>	<b>12.763.292</b>	<b>1.305.163</b>	<b>220</b>	<b>31.849.726</b>
<b>Net liquidity gap</b>	<b>789.101</b>	<b>316.039</b>	<b>(2.347.568)</b>	<b>(355.709)</b>	<b>(3.452.913)</b>	<b>3.429.885</b>	<b>6.205.749</b>	<b>4.584.584</b>



## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026

VND Million

Summary of assets and liabilities of the Bank by terms from the year ended December 31, 2025 to the matured date:

Items	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	From 1-3 months	From 3-12 months	From 1-5 years	Over 5 years	
Cash, gold, silver and gemstones	-	-	173.238	-	-	-	-	173.238
Balance with the State Bank of Vietnam	-	-	1.402.983	-	-	-	-	1.402.983
Deposits with and loans to other credit institutions (*)	-	-	6.447.266	1.350.000	-	-	-	7.797.266
Derivatives and other financial assets (*)	-	-	-	-	-	-	-	-
Loans to customers (*)	705.416	124.609	1.269.286	3.007.802	10.301.961	2.047.966	4.515.722	21.972.762
Investment securities (*)	-	-	-	-	-	2.336.457	-	2.336.457
Capital contribution and long term investments (*)	-	-	-	-	-	-	665.883	665.883
Fixed assets and investment properties	-	-	-	-	-	-	1.039.555	1.039.555
Other assets (*)	-	-	933.338	-	-	-	-	933.338
<b>Total Assets</b>	<b>705.416</b>	<b>124.609</b>	<b>10.226.111</b>	<b>4.357.802</b>	<b>10.301.961</b>	<b>4.384.423</b>	<b>6.221.160</b>	<b>36.321.482</b>
<b>Liabilities</b>								
Deposits and borrowings from State bank of Vietnam and other credit institutions	-	-	3.181.061	1.000.000	203	422	219	4.181.905
Deposits from customers	-	-	7.787.640	4.553.616	13.745.596	851.795	-	26.938.647
Other liabilities	-	-	673.274	-	-	-	-	673.274
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>11.641.975</b>	<b>5.553.616</b>	<b>13.745.799</b>	<b>852.217</b>	<b>219</b>	<b>31.793.826</b>
<b>Net liquidity gap</b>	<b>705.416</b>	<b>124.609</b>	<b>(1.415.864)</b>	<b>(1.195.814)</b>	<b>(3.443.838)</b>	<b>3.532.206</b>	<b>6.220.941</b>	<b>4.527.656</b>

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

## SELECTIVE NOTES TO THE FINANCIAL STATEMENTS

For fiscal period starting from January 01, 2026, to March 31, 2026VND Million

42. On-going operation information: The Bank continues to operate on an on-going basis.

Prepared by



Pham Thi Mua

Chief Accountant



Pham Tan Tai

HCMC, April 20, 2026

General Director



Tran Thanh Giang

