

No: 658./2026/EIB/TB-TGD

Re: Disclosure of Eximbank's separate and consolidated financial statements for Q4/2025

HCMC ngày 30 tháng 01 năm 2026

PERIODIC INFORMATION DISCLOSURE**To: - State Securities Commission
- Ho Chi Minh City Stock Exchange****1. Bank's name: Vietnam Export Import Commercial Joint Stock Bank**- Stock code: **EIB**

- Address: 8th Floor, Office No. L8-01-11+16 Vincom Center Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam

- Phone: (028) 3821 0056

Fax: (028) 3914 2457

- Email: eximbank.cbtt@eximbank.com.vnWebsite: <https://eximbank.com.vn>**2. Details of disclosure**

- Separate and consolidated Financial statements for Q4/2025.

- Explanation on changes in the profit after tax in Q4/2025 as compared to same period of previous year.

3. The disclosure is published on the Bank's website on 30/01/2026 at <https://eximbank.com.vn/bao-cai-tai-chinh>.

We hereby undertake that the information disclosed above is true and correct, and assume full responsibility to law therein.

**PERSON AUTHORIZED TO
DISCLOSE INFORMATION
DEPUTY GENERAL MANAGER****Attached documents:**

- Separate and consolidated Financial statements for Q4/2025
- Explanation on changes in the profit after tax in Q4/2025 as compared to same period of previous year

Recipients:

- As above;
- Saving: KTT&T.



Nguyễn Ho Hoàng Vu

THE SEPARATE STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

Unit: VND million

	Criteria	Note	As at 31 December 2025	As at 31 December 2024
A	ASSETS			
I	Cash on hand, gold, silver, precious metals		2,135,895	2,095,973
II	Balances with the State Bank of Vietnam		6,358,545	4,335,534
III	Placements with and loans to other credit institutions		42,348,308	29,829,638
1	Placements with other credit institutions		42,348,308	29,829,638
2	Loans to other credit institutions		-	-
	Provision for losses on placements with and loans to other credit institutions (*)	V4	-	-
IV	Trading securities	V1	-	3,031,363
1	Trading securities		-	3,031,363
2	Provision for trading securities (*)		-	-
V	Derivative financial instruments and other financial assets	V2	129,928	291,886
VI	Loans to customers		181,901,791	163,385,744
1	Loans to customers	V3	184,215,863	165,154,897
2	Provision for losses on loans to customers (*)	V4	(2,314,072)	(1,769,153)
VII	Debt purchasing activities	V5	10,543,699	794,000
1	Purchased debts		10,623,374	800,000
2	Provision for losses on purchased debts (*)		(79,675)	(6,000)
VIII	Investment securities	V6	22,782,269	29,119,180
1	Available-for-sales investment securities		6,854,657	13,506,598
2	Held-to-maturity investment securities		16,099,023	15,849,762
3	Provision for investment securities (*)		(171,411)	(237,180)
IX	Investments in other entities and long-term investments	V7	300,000	300,000
1	Investments in subsidiaries		300,000	300,000
2	Investments in joint-ventures		-	-
3	Investments in associates		-	-
4	Other long-term investments		-	-
5	Provision for diminution in value of long-term investments (*)		-	-
X	Fixed assets		3,827,720	3,751,234
1	Tangible fixed assets		1,135,387	1,107,892
a	Historical cost		2,712,236	2,569,380
b	Accumulated depreciation (*)		(1,576,849)	(1,461,488)
2	Finance leased assets		-	-
a	Historical cost		-	-
b	Accumulated depreciation (*)		-	-
3	Intangible fixed assets		2,692,333	2,643,342
a	Historical cost		3,163,733	3,046,547
b	Accumulated amortisation (*)		(471,400)	(403,205)
XI	Investment properties		-	-
a	Historical cost		-	-
b	Accumulated depreciation (*)		-	-
XII	Other assets		3,195,686	3,090,264
1	Other receivables		1,286,284	1,346,594

	Criteria	Note	As at 31 December 2025	As at 31 December 2024
2	Fee and interest income receivables		1,593,454	1,540,576
3	Deferred tax assets		20,726	20,727
4	Other assets		761,069	648,181
	- In which: Commercial advantage		-	-
5	Provisions for losses on other assets (*)		(465,847)	(465,814)
	TOTAL ASSETS		273,523,841	240,024,816
B	LIABILITIES AND EQUITY			
I	Borrowings from the Government and the State Bank of Vietnam	V8	4,389,250	2,079,510
1	Deposits and borrowings from the Government, the State Bank of Vietnam		4,389,250	2,079,510
2	Sale and repurchase transactions of Government bonds with the State Treasury		-	-
II	Placements and borrowings from other credit institutions	V9	40,908,083	29,670,330
1	Placements from other credit institutions		30,835,216	22,067,863
2	Borrowings from other credit institutions		10,072,867	7,602,467
III	Deposits from customers	V10	177,617,197	167,821,263
IV	Derivative financial instruments and other financial liabilities	V2	-	-
V	Capital financed or entrusted for investments and loans that the Bank bears risk		-	-
VI	Valuable papers in issue	V11	20,067,657	10,864,503
VII	Other liabilities	V12	4,571,524	4,576,079
1	Other liabilities		2,948,041	2,119,982
2	Deferred tax liabilities		-	-
3	Other liabilities		1,623,483	2,456,097
4	Other provisions (Provision for contingent liabilities)		-	-
	TOTAL LIABILITIES		247,553,711	215,011,685
VIII	EQUITY	V14	25,970,130	25,013,131
1	Capital		18,781,551	18,781,551
a	Charter capital		18,688,106	18,688,106
b	Investment and construction capital		15,396	15,396
c	Share premium		156,322	156,322
d	Treasury shares (*)		(78,273)	(78,273)
e	Preference shares		-	-
f	Other capital		-	-
2	Funds of credit institution		3,763,019	3,537,491
3	Foreign exchange differences		-	-
4	Differences upon assets revaluation		-	-
5	Undistributed earnings		3,425,560	2,694,089
6	Non-controlling shareholder interests		-	-
	TOTAL LIABILITIES AND EQUITY		273,523,841	240,024,816

THE SEPARATE OFF-STATEMENT OF FINANCIAL POSITION ITEMS

Unit: VND million

	Criteria	Note	As at 31 December 2025	As at 31 December 2024
1	Borrowing guarantees		1,100	-
2	Foreign exchange transactions commitments		170,724,541	102,756,003
2.1	Buying foreign currency commitments		6,559,699	3,679,596
2.2	Selling foreign currency commitments		6,795,293	3,919,378
2.3	Swap commitments		157,369,549	95,157,029
2.4	Future commitments		-	-
3	Non-cancellable credit commitments		-	-
4	Letter of credit commitments		1,227,443	2,252,224
5	Other guarantees		4,079,426	3,234,191
6	Other commitments		3,789,101	3,981,783
7	Interest income and fee receivables not yet collected		3,266,607	3,417,157
8	Bad debts written-off		13,139,392	11,147,623
9	Other assets and documents		425,259	362,093

Preparer



Tran Thi Xuan Quynh

Chief Accountant

La Quang Trung

HCM, 30. January 2026

Acting General Director



Tran Tan Loc

THE SEPARATE INCOME STATEMENT
Fourth quarter 2025

Unit: VND million

	Criteria	Note	Fourth quarter		Accumulated from the beginning of	
			This year	Last year	This year	Last year
I	Interest and similar income	VI.15	4,188,827	3,463,535	15,521,993	13,234,075
2	Interest and similar expenses	VI.16	(2,501,510)	(1,948,992)	(9,556,787)	(7,326,256)
I	Net interest income		1,687,317	1,514,543	5,965,206	5,907,819
3	Fee and commission income		224,644	1,123,474	1,794,464	2,157,025
4	Fee and commission expenses		(334,642)	(383,625)	(1,563,107)	(1,085,567)
II	Net fee and commission income		(109,998)	739,849	231,357	1,071,458
III	Net gain from trading in foreign currencies		115,564	185,171	580,096	673,796
IV	Net gain from trading of trading securities	VI.17	6,002	-	31,941	-
V	Net gain/(loss) from trading of investment securities	VI.18	(14,061)	1,005	(27,003)	(68,479)
5	Other incomes		218,396	657,721	682,791	1,078,089
6	Other expenses		(84,835)	(102,126)	(236,733)	(192,508)
VI	Net other income		133,561	555,595	446,058	885,581
VII	Income from investments in other entities	VI.19	453	384	63,190	1,385
VIII	Operating expenses	VI.20	(1,354,143)	(953,442)	(4,205,586)	(3,354,888)
IX	Operating profit before provisions for credit losses		464,695	2,043,105	3,085,259	5,116,672
X	Provisions for credit losses		(1,010,550)	(264,956)	(1,526,402)	(969,072)
XI	Profit before tax		(545,855)	1,778,149	1,558,857	4,147,600
7	Corporate income tax ("CIT") - current		66,148	(368,678)	(371,855)	(853,591)
8	CIT - deferred		(1)	178	(1)	178
XII	CIT		66,147	(368,500)	(371,856)	(853,413)
XIII	Net profit after tax		(479,708)	1,409,649	1,187,001	3,294,187

Preparer

[Signature]

Tran Thi Xuan Quynh

Chief Accountant

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La Quang Trung

HCM, 30. January 2026

Acting General Director



[Signature]
Tran Tan Loc

THE SEPARATE CASH FLOW STATEMENT

Fourth quarter 2025

Unit: VND million

(1)	Criteria	Note	Accumulated from the beginning of	
			This year	Last year
(1)	(2)	(3)	(4)	(5)
Cash flows from the operating activities				
01	Interest and similar income received		15,215,553	12,911,207
02	Interest and similar expenses paid(*)		(8,882,392)	(7,747,127)
03	Net fee and commission income received		666,345	671,458
04	Net amount received from trading activities (foreign currencies, golds and securities)		603,715	649,959
05	Other (expenses)/income		7,207	285,382
06	Recoveries of written-off loans		472,169	834,202
07	Payments to employees and for administrative expenses (*)		(3,781,705)	(3,101,043)
08	CIT paid during the period (*)		(722,068)	(684,891)
Net cash inflows from operating activities before changes in operating assets and liabilities			3,578,824	3,819,147
Changes in operating assets			(21,221,977)	(50,851,342)
09	(Increase)/decrease in placements with and loans to other credit institutions		-	-
10	(Increase)/decrease in trading securities		8,398,401	(24,200,443)
11	(Increase)/decrease in derivative financial instruments and other financial assets		134,995	(291,886)
12	(Increase)/decrease in loans to customers		(28,884,340)	(25,505,973)
13	Utilisation of provision for losses on loans to customers		(982,808)	(729,693)
14	(Increase)/decrease in other operating assets		111,775	(123,347)
Changes in operating liabilities			31,530,215	35,802,156
15	Increase/(decrease) in borrowings from the Government and the State Bank of Vietnam		2,309,740	2,059,640
16	Increase/(decrease) in placements and borrowings from other credit institutions		11,237,753	13,306,461
17	Increase/(decrease) in deposits from customers		9,795,934	11,167,211
18	Increase/(decrease) in valuable papers in issue		9,203,154	8,864,503
19	Increase/(decrease) in capital financed and entrusted for investments and loans that the Bank bears risks		-	-
20	Increase/(decrease) in derivative financial instruments and other financial liabilities		26,963	(230,822)
21	Increase/(decrease) in other operating liabilities		(1,043,327)	635,300
22	Payments from funds of credit institutions (*)		(2)	(137)
I	Net cash flows from operating activities		13,887,062	(11,230,039)
Cash flows from investing activities				
01	Purchases of fixed assets (*)		(450,122)	(300,236)
02	Proceeds from disposal of fixed assets		45,831	5,091

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	Criteria	Note	Accumulated from the beginning of	
			This year	Last year
03	Payment for disposal of fixed assets (*)		-	-
04	Purchases of investment properties (*)		-	-
05	Proceeds from disposal of investment properties		-	-
06	Payment for disposal of investment properties (*)		-	-
07	Payments for investment in other entities (*)		-	-
08	Receipts from investment in other entities		-	-
09	Dividends and shares of profit received from long term investments		63,190	1,385
II	Net cash flows from investing activities		(341,101)	(293,760)
Cash flows from financing activities				
01	Proceeds from issuance of shares and capital contribution		-	-
02	Receipts from the issuance of long term valuable papers which are qualified to be charged as owners' capital and other long term loans		-	-
03	Payment for long term valuable papers which are qualified to be charged as owners' capital and other long term loans (*)		-	-
04	Dividends paid, profit distributed (*)		-	(522,260)
05	Payments for purchasing treasury shares (*)		-	-
06	Receipts from sales of treasury shares		-	-
III	Net cash flows from financing activities		-	(522,260)
IV	Net increase/(decrease) in cash and cash equivalents		13,545,961	(12,046,059)
V	Cash and cash equivalents at beginning of year		37,296,787	49,342,846
VI	Effect of foreign exchange differences		-	-
VII	Cash and cash equivalents at end of year		50,842,748	37,296,787

Preparer

[Signature]

Tran Thi Xuan Quynh

Chief Accountant

[Signature]

La Quang Trung

HCM, 30 January 2026

Acting General Director



Tran Tan Loc

VIETNAM EXPORT IMPORT COMMERCIAL JOINT STOCK BANK
8th Floor, Office No. L8-01-11+16 Vincom Center Building
No. 72 Le Thanh Ton Street, Sai Gon Ward,
Ho Chi Minh City, Vietnam

Form: B05/TCTD
(issued under Circular No.
49/2024/TT-NHNN dated 31/12/2014)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Fourth quarter 2025

I. THE BANK'S INFORMATION

1. Establishment and Operation Licence

Vietnam Export Import Commercial Joint Stock Bank ("the Bank") is a commercial joint stock bank registered in Vietnam pursuant to the initial Establishment and Operation Licence No. 0011/NH-GP issued by SBV on 6 April 1992 for a period of 99 years from the date of issuance. As at 31 December 2025, the Bank's charter capital was VND18,688,106 million.

2. Form of capital ownership: Shares.

3. The Board of Directors

The members of the Board of Directors of the Bank during the period and at the date of this report are as follows:

Ms. Pham Thi Huyen Trang	Chairwoman - Independent Member (From 04 December 2025) Standing Vice Chairwoman - Independent Member (Until 04 December 2025)
Mr. Nguyen Canh Anh	Member (From 04 December 2025) Chairman (Until 04 December 2025)
Ms. Do Ha Phuong	Member
Mr. Pham Tuan Anh	Member
Mr. Hoang The Hung	Independent Member

4. The Board of Supervisors

The members of the Board of Supervisors of the Bank during the period and at the date of this report are as follows:

Mr. Nguyen Tri Trung	Head of Board of Supervisors
Ms. Doan Ho Lan	Member
Mr. Hoang Tam Chau	Member
Mr. Lam Nguyen Thien Nhon	Member
Ms. Tran Thi Minh Ly	Member

5. The Board of Management and Chief Accountant

The members of the Board of Management and Chief Accountant during the period and at the date of this report are as follows:

Mr. Tran Tan Loc	Acting General Director
Mr. Dao Hong Chau	Deputy General Director
Mr. Nguyen Ho Hoang Vu	Deputy General Director cum Chief Financial Officer
Mr. Nguyen Huong Minh	Deputy General Director
Mr. Nguyen Van Hoa	Deputy General Director
Mr. Pham Quang Dung	Deputy General Director
Mr. Tran Anh Thang	Deputy General Director (Until 04 December 2025)
Mr. La Quang Trung	Chief Accountant

6. Head Office and Branches

The Bank's Head Office is located at the 8th Floor, Office No. L8-01-11+16 Vincom Center Building, No. 72 Le Thanh Ton, Sai Gon Ward, Ho Chi Minh City. As 31 December 2025, the Bank had one (1) Head Office, forty-eight (48) branches in located in cities and provinces throughout Vietnam and one (1) Subsidiary.

7. Subsidiary

On 1 April 2010, the Bank was approved by the State Bank of Vietnam ("SBV") to establish the Debt Management and Asset Exploitation One-Member Limited Liability Company-Vietnam Export Import Joint Stock Bank with a charter capital of VND 300,000 million, 100% owned by the Bank and with an operating period of 30 years within the territory of Vietnam under Decision No. 754/QD-NHNN. Pursuant to this Decision, on 21 April 2010, the Bank officially issued Decision No. 157/2010/EIB/QD-HDQT on the establishment of the Debt Management and Asset Exploitation Company. This subsidiary has been granted Business Registration Certificate No. 0310280974 by the Department of Planning and Investment of Ho Chi Minh City (currently known as Department of Finance of Ho Chi Minh City). The actual contributed capital of this subsidiary as of 31 December 2025 is VND300,000 million.

8. Employer

As at 31 December 2025, the Bank had 6,086 employees (as at 31 December 2024: 6,366 employees).

II. FISCAL YEAR AND CURRENCY

1. Fiscal year

The Bank's fiscal year is from 1 January to 31 December.

2. Currency

The Bank's accounting currency is Vietnam Dong ("VND" or "Dong"). The separate financial statements are prepared in Vietnam Dong, rounded to the nearest million ("VND million"). The Bank determines its accounting currency in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and relevant current regulations applicable to credit institutions operating in Vietnam.

III. APPLIED ACCOUNTING STANDARDS AND SYSTEM

1. Accordance with Vietnamese Accounting Standards, Financial Reporting Regime for Credit Institutions

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

2. Applied accounting standards and system

The separate financial statements of the Bank are prepared in accordance with Accounting System applicable to Credit Institutions required under Decision No. 479/2004/QDNHNN issued on 29 April 2004 and the circulars amending and supplementing Decision No. 479/2004/QD-NHNN, the financial reporting regime

applicable to Cis required under Decision No. 16/2007/QD-NHNN dated 18 April 2007, and the circulars amending and supplementing a number of articles of Decision No. 16/2007/QD-NHNN; Circular No. 49/2014/TT-NHNN dated 31 December 2014 of the Governor of the State Bank amending and supplementing a number of provisions of the Financial Reporting Regime for Credit Institutions issued together with Decision No. 16/2007/QD-NHNN dated 18 April 2007 and the Accounting System for Credit Institutions issued together with Decision No. 479/2004/QD-NHNN; Circular No. 22/2017/TT-NHNN dated 29 December 2017 of the Governor of the State Bank of Vietnam amending and supplementing a number of articles of the Accounting System of Credit Institutions issued together with Decision No. 479/2004/QD-NHNN dated 29 April 2004 and the Financial Reporting Regime for Credit Institutions issued together with Decision No. 16/2007/QD-NHNN dated 18 April 2007 of the Governor of the State Bank, effective from 1 April 2018; Circular 27/2021/TT-NHNN dated 31 December 2021 of the Governor of the State Bank of Vietnam amending and supplementing a number of articles of the Accounting System of Credit Institutions issued together with Decision No. 479/2004/QD-NHNN dated 29 April 2004 and the Financial Reporting Regime for Credit Institutions issued together with Decision No. 16/2007/QD-NHNN dated 18 April 2007 of the Governor of the State Bank, effective from 1 April 2022; Circular No. 210/2009/TT-BTC guiding the application of International Accounting Standards on financial statement presentation and disclosure of information for financial instruments applied on Financial Statements from 1 January 2011 and other Vietnamese Accounting Standards promulgated by the Ministry of Finance as per:

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

The separate financial statements which give a true and fair view of the separate financial position, the separate results of its operations and its separate cash flows of the Bank including Head Office and branches. Separately, the Bank has also prepared consolidated financial statements of the Bank and its subsidiary.

Accordingly, the accompanying separate statement of financial position, the separate statement of profit or loss, the separate cash flow statement and notes to the separate financial statements, including their utilization are not designed for those who are not informed about Vietnamese accounting principles, procedures and practices and furthermore are not intended to present the separate financial position of the Bank, the separate results of its operations and its separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

3. Applicable accounting form

The Bank is applying computer accounting form in accordance to Decision No 32/2006/QĐ-NHNN dated 19 July 2006 of the Governor of the State Bank on the issuance of the regulation on computer accounting applicable to the State Bank, Credit Institutions.

4. Basis of assumptions and uses of estimates

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

Going concern

The Board of Management make an assessment of the Bank's ability to continue as a going concern and found that the Bank has sufficient resources to maintain its business operations in the future. When management is aware, in making its assessment, there are not material uncertainties related to events or conditions that may cast significant doubt upon the Bank's ability to continue as a going concern. Therefore, these separate financial statements are prepared on the going concern basis.

5. Adjusting errors basis

Current period errors discovered in that period are corrected before the financial statements are authorized for issue. If material errors are not discovered until a subsequent period, these prior period errors are corrected in the comparative information presented in the financial statements for that subsequent period:

(a) Restarting the comparative amounts for the prior periods presented in which the error occurred; or

(b) If the error occurred before the earliest prior period presented, restarting the opening balances of assets, liabilities and equity for the earliest prior period presented.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Foreign currency transactions

All transactions are recorded in original currencies. Currency items with foreign currency origin shall be translated into VND using the average buying and selling spot exchange rate (regarding gold converted at the average selling and buying rate) at the end of the last working day of the month/quarter/year of the credit institution if the difference between this rate and the weighted average buying and selling rate of the last working day of the month/quarter/year is less than 1%. Otherwise, the credit institution shall use the weighted average buying and selling rate of the last working day of the month/quarter/year. Non-currency items are converted into VND at the exchange rate at the transaction day.

Income and expense in foreign currencies are converted into VND at the average exchange rate for spot selling and buying of such foreign currency at the time of occurrence of economic/financial transactions.

Foreign exchange differences arising from the translation of monetary assets and liabilities into VND in the period are recognized and followed in the *"Exchange rate revaluation"* item under *"Shareholders' equity"* in the separate statement of financial position and will be transferred to the separate statement of profit or loss at year end.

2. Trading securities

Trading securities include debt securities or equity securities which are held for trading. Trading securities are initially recognized at cost.

Trading securities which are certificates of deposit or unlisted bonds are recognized at costs less provisions for credit losses. The classification of debts and provisioning for these securities are similar to those for *"Loans to customers"*.

Other trading securities are initially recognized at their carrying value less provisions for diminution in value. Provision for diminution in value of securities is made in accordance with Circular No. 48/2019/TT-NHNN dated 8 August 2019 (*"Circular 48"*) and Circular No. 24/2022/TT-BTC dated 7 April 2022 (*"Circular 24"*).

Provision is recognized in the *"Net gain/(loss) from trading of trading securities"* item of the separate statement of profit or loss. Provision for trading securities which is mentioned above is reversed when the recoverable amount of trading securities increases after making provision as a result of an objective event. Provision is reversed up to the gross value of these securities before provision. Gains or losses from the sales of trading securities are recognized in the separate statement of profit or loss.

Trading securities are derecognized when the rights to receive cash flows from these securities are terminated or the Bank transfers substantially all the risks and rewards of ownership of these securities.

3. Derivative financial instruments

3.1. Currency forward contracts and currency swap contracts

Currency forward contracts and currency swap contracts are recognized at nominal value on the transaction date. Difference between buy/sell amount of a currency at spot exchange rate at the effective date of the contract and the forward rate is recognized under *"Net gain/loss from trading foreign currencies"* and are amortized on a straight-line basis to the separate statement of profit or loss over the term of the contract.

These contracts are periodically revalued, the difference from revaluation is recognized in the separate income statement. Differences on revaluation are recognized under *"Foreign exchange differences"* in the equity in the balance sheet and are recorded in the separate income statement at the end of the accounting period.

3.2. Option contracts

Currency option contracts are recognized in the separate off-balance sheet. Difference between market rate at the effective date of the contract and the expected rate is recognized at the re-price date as an asset – *"Interest receivable from option transactions"* if positive or a liability – *"Interest payable from option transactions"* if negative in the separate statement of financial position.

3.3. Interest rate swap contracts

Commitment value in interest rate swap contracts is not recognized in the separate

statement of financial position For cross-currency interest rate swap contracts with principal exchange, interest rate swap contracts are recognized at nominal value on the transaction date as same as currency forward contracts and currency swap contracts. Gain or loss from differences in interest rate swaps are recognized in the separate statement of profit or loss on the accrual basis.

4. Income and expenses recognition

Interest income and interest expenses are recognized in the separate financial statements on an accrual basis, except for interest on loans classified from Group 2 to Group 5 according to Circular 31/2024/TT-NHNN and loans maintained in the Standard Debt group due to the implementation of State policies, which are recognized when actually received by the Bank. When a loan is classified from Group 2 to Group 5, the accrued interest is written off and recorded off-balance sheet.

Income and expenses from the sale and purchase of debts are recognized in accordance with Circular 18/2022/TT-NHNN ("Circular 18") providing guidance on the sale and purchase of debts of credit institutions and foreign bank branches. Book value of on-balance sheet debts purchased or sold is the book value of the principal, interest and related financial obligations (if any) of debts recorded in the consolidated onbalance sheet or off-balance sheet at the date of debts purchased or sold; or the book value at the date of writing-off of debts; or the book value of debts written-off previously at the date of debts purchased or sold. The purchasing or selling price is the sum of consideration to be paid by a debt buyer to a debt seller under a debt purchase or sale contract. Debts purchased are initially classified in the risk group which is not lower than the risk group of the debts before the purchase. Subsequently, debts purchased are monitored, classified and provided for credit losses similar to loans to customers in accordance with Circular 31 and Decree 86/2024/NĐ-CP ("Decree 86").

Fee and commission income are recognised on an accrual basis.

Cash dividends from investment activities are recognized in the sepatate income statement when the Bank's right to receive dividend is established. Receiving dividends in shares and bonus shares only monitor the number of shares increased in the note of financial statements, is not recorded as an income in the separate income statement of the Bank.

5. Loans to customers

5.1. Loans and advances to customers

Loans and advances to customers are disclosed and presented at the principal outstanding at the reporting date.

According to the Law on Credit Institutions No. 32/2024/QH15 issued by the National Assembly on 18 January 2024 and Circular 21/2024/TT-NHNN issued by SBV on 28 June 2024 regulating letters of credit ("L/C") operations and other business activities relating to L/C, L/C operations is defined as a form of credit granting through the issuance, confirmation, payment negotiation and repayment of L/C. This change is applied prospectively from 1 July 2024.

5.2. Provisions for credit losses

Loans classification and provisions for credit losses are made in accordance with Circular 31/2024/TT-NHNN at 30 June 2024 of the State Bank of Vietnam and Decree 86/2024/NĐ-CP 11 July 2024 of the Government.

Loans to customers are classified into 5 groups according to collection status and quantitative method, details as below:

Loan group	Classification criteria
Group 1: Current loans	<ul style="list-style-type: none"> – Current loans assessed as fully and timely recoverable, both principals and interests; or – Loans overdue less than 10 days and assessed as fully recoverable, both overdue principals and interests, and fully and timely recoverable, both remaining principals and interests; or – Loans classified into group 1 as meeting criteria to be classified into groups with lower level of risk.
Group 2: Special-mentioned loans	<ul style="list-style-type: none"> – Loans overdue up to 90 days; or – Loans rescheduled for the first time and repaid on schedule; or – Loans classified into group 2 as meeting criteria to be classified into a group with lower level of risk or loans classified into a group with higher level of risk as prescribed.
Group 3: Sub-standard loans	<ul style="list-style-type: none"> – Loans which are from 91 days to 180 days overdue; or – Loans with first-time extended repayment terms that are unmatured; or – Loans on which interest is exempted or reduced due to the borrower's inability to pay in full as agreed upon; or – Loans having violated regulations of Law on credit institutions that have not yet been collected within less than 30 days from the issuance date of recovery decision; or – Loans in the collection process under inspection conclusions; or – Loans recovered under premature debt recovery decisions of the Bank due to customers' breach of agreements without being collected within less than 30 days from the issuance date of recovery decisions; or – Loans classified into group 3 as meeting criteria to be classified into a group with lower level of risk or loans classified into a group with higher level of risk as prescribed; – Loans in the collection process under inspection, examination and supervision of the State Bank.

- Group 4: Doubtful loans
- Loans which are from 181 days to 360 days overdue; or
 - Loans with first-time rescheduled repayment terms that are up to 90 days past due from the first-time rescheduled maturity dates;
 - Loans with second-time rescheduled repayment terms that are unmatured;
 - Loans having violated regulations of Law on credit institutions that have not yet been collected for between 30 days and 60 days from the issuance date of recovery decision; or
 - Loans in the collection process under inspection conclusions, examination but being overdue up to 60 days according to recovery term; or
 - Loans recovered under premature debt recovery decisions of the Bank due to customers' breach of agreements without being collected for between 30 days and 60 days from the issuance date of recovery decisions; or
 - Loans classified into group 4 as meeting criteria to be classified into a group with lower level of risk or loans classified into a group with higher level of risk as prescribed;
 - Loans in the collection process under inspection, examination and supervision of the State Bank.
- Group 5: Loss loans
- Loans overdue more than 360 days; or
 - Loans restructured for the first time and overdue from 91 days according to the first restructured terms of repayments; or
 - Loans restructured for the second time and overdue according to the second restructured terms of repayments; or
 - Loans with third- or more-time rescheduled repayment terms;
 - Loans having violated regulations of Law on credit institutions that have not yet been collected for more than 60 days from the issuance date of recovery decision; or
 - Loans in the collection process under inspection conclusions but being overdue for more than 60 days according to recovery term; or
 - Loans in the collection process under inspection conclusions but being overdue for more than 60 days according to recovery term; or
 - Loans to other credit institutions announced under special control status, or to foreign bank's branches of which capital and assets are blockaded; or
 - Loans classified into group 5 as meeting criteria to be

classified into a group with higher level of risk as prescribed;

- Loans in the collection process under inspection, examination and supervision of the State Bank.

Loans shall be classified in a group with lower level of risk (including Group 1) in these following cases:

- Overdue loans: Customers have made full repayment of the overdue principal and the interest (including interest on overdue principals); the principals and interest of the following payment periods for at least 3 (three) months in respect of long and medium-term loans and 1 (one) month in respect of short-term loans since the date the overdue principals and interest are fully repaid.
- Restructured loans: The customer has fully paid the principal and interest varying according to the rescheduled repayment term in at least 3 (three) months, for medium- and long-term debts, or 1 (one) month, for short-term debts, from the start date of full repayment of the principal or interest according to the rescheduled repayment term, or, if both principal and interest have the same repayment term, from the start date of full repayment of such principal and interest.
- Documentary evidences of the customer's loan repayment are available;
- The Bank has sufficient basis of information and documents to assess and conclude that customers are capable of fully repaying the principals and the interest in a timely manner.

Loans shall be classified in a group with higher level of risk in these following cases:

- Norms on profitability, solvency, ratio of debts to capital, cash flows, capability of customers to pay debts deteriorating continuously for three consecutive times of assessment and loan classification; or
- Customers fail to supply fully, timely and truly financial information at the request of the Bank for an assessment regarding the capability of customers to pay their loans; or
- Loans which have been classified in Group 2, Group 3, Group 4 for 1 (one) year or longer but not qualified to classify in a group with lower level of risk; or
- Loans whose credit extension is administratively sanctioned.

All outstanding loans and OBS commitments that a customer owes to the must be classified into the same loan group which poses the highest risk level among loan groups of loans and/or OBS commitments of that customer.

According to Article 8 of Circular 31/2024/TT-NHNN, at least once a month, within the first 07 (seven) days of the month, the Bank shall itself carry out classification of loans and OBS commitments by the end of the last day of the preceding month, and send results of its classification of loans and OBS commitments to the CIC.

Apart from the abovementioned classification schedule, the Bank shall be allowed to themselves carry out classification of loans and OBS commitments according to their own internal regulations.

Within 03 (three) days from the date of receipt of results of classification of loans and OBS commitments from banks and non-bank credit institutions, CIC shall compile a consolidated list of customers whose loans are classified in the loan group with the highest risk level according to classification results received from banks and non-bank credit institutions, and provide this list to banks and non-bank credit institutions.

Within 03 (three) days from the date of receipt of the list of customers from CIC, the Bank shall adjust debt groups according to the list of customers provided by CIC. If loans and OBS commitments of a customer, according to classification results, are classified in a loan group with a risk level lower than that specified in the list of customers provided by CIC, the Bank shall adjust the loan group of debts and OBS commitments of that customer according to the list of customers provided by CIC;

According to Article 9 of Decree 86/2024/NĐ-CP, within the first 07 days of the month, the Bank shall establish risk provision by the end of the last day of the preceding month for the following loan groups, which ever has higher risk:

Loan groups based on the results of self-classification as of the last day of the previous month in accordance with regulations; and

Loan groups adjusted according to the debt groups of the customer list provided by CIC as per the latest regulations.

For the first month of the quarter, within 03 days from the date of receiving the list of customers provided by CIC by the end of the last day of the preceding month, the commercial bank, non-bank CI or FBB shall, according to the results of classification of debts adjusted according to loan groups on the list of customers provided by CIC to adjust the amount of risk provisioning for the end of the last day of the previous month and reflect this amount of risk provisioning in the financial statements as of the end of the last day of the previous month.

General provision: According to Decree 86/2024/NĐ-CP, general provision refers to an amount of money that is set aside to provide against potential risks that are not determined yet when a specific provision is established. The general provision amount shall account for 0.75% of total outstanding balance of loans classified into groups 1 to 4, except the following:

- (i) Deposits made at CIs and FBBs in accordance with regulations of law and at overseas CIs;
- (ii) Loans, forwards of valuable papers between CIs and FBBs in Vietnam;
- (iii) Purchases of certificates of deposit or bonds issued by CIs and FBBs onshore;
- (iv) Repos of government bonds on the securities market in accordance with law on issuance, registration, depositing, listing and trading of government debt instruments on securities market;
- (v) Other debts derived from the operations specified in clause 2 Article 3 of Decree 86 between CIs and FBBs in Vietnam as prescribed by law.

Specific provision: According to Decree 86/2024/NĐ-CP, specific provision refers to an amount of money that is set aside to provide against potential risks to each debt. Provisioning rates specific to debt classified into groups 1 to 5 are as follows:

<i>Group</i>	<i>Name</i>	<i>Provisions rates</i>
1	Current loans	0%
2	Special-mentioned loans	5%
3	Sub-standard loans	20%
4	Doubtful loans	50%
5	Loss loans	100%

Loans classified as *Sub-standard loans*, *Doubtful loans* and *Loss loans* are defined as bad loans.

Provisions are recognised as an expense in the separate statement of income and are used to write off bad debts. According to Decree 86/2024/ND-CP, the Bank establishes a Risk Management Board to approve measures for recovery of loans to which risks are managed by using provisions in the following cases: Loans classified into group 5, or Customers that are an entity dissolved or bankrupt; individuals that are dead or have gone missing.

6. Investments in securities

6.1. Held-to-maturity investment securities

Held-to-maturity investment securities are debt securities that the Bank purchases with investment purpose to earn interests, has capabilities and intentions to hold these investment securities until maturities. Held-to-maturity investment securities have the determined value and maturity date. If securities are sold before maturity, they will be reclassified to available-for-sale securities.

Debt securities are recognised at par value at purchased date. Accrued interest receivables before purchased date (for debt securities with interest payments in arrears) and deferred interest awaiting for allocation (for debt securities with interest payments in advance) is recognised in a separate account. Discount/premium, which is the negative/positive difference between the cost and the amount of par value plus (+) accrued interest receivables before the purchased date (if any) or minus (-) deferred interest awaiting for allocation (if any) is also recognised in a separate account.

In subsequent holding periods, these debt securities are recognised at par value, and the discount/premium (if any) is amortised to the separate income statement on a straight-line basis over the remaining terms of these debt securities. Cumulative interest before purchased date is recognised as a decrease in the accrued interest receivables account upon receipt. Accrued interest incurred after purchased date is recognised as income of the Bank based on an accrual basis. Interest received in advance is amortised into interest income from investment securities based on a straight-line basis over the terms of investment securities.

Periodically, Held-to-maturity investment securities are considered for diminution in value of securities. Provision for diminution in value of securities is made in accordance with Circular No. 48/2019/TT-NHNN dated 8 August 2019 ("Circular 48") and Circular No. 24/2022/TT-BTC dated 7 April 2022 ("Circular 24") by the Ministry of Finance and the circulars amending and supplementing a number of articles of Circular 48. Provision for diminution is recognized in the "*Net gain/(loss) from trading of investment securities*" item of the separate statement of profit or loss.

6.2. Available-for-sale investment securities

Available-for-sale securities include debt and equity securities that the Bank purchases with investment and available-for-sale purposes, not regularly traded but can be sold when there is a benefit. For equity securities, the Bank is neither a founding shareholder nor a strategic partner; nor has the impact on enterprise's planning and determining of financial and operating policies under agreements to appoint personnel to Members' Council/Board of Directors/ Board of Management.

Equity securities are recorded in the ledger according to original prices at purchased date and keep recording at original prices in subsequent holding periods.

Equity securities are recorded as same as held-to-maturity investment securities. (Note 6.1).

Periodically, Available-for-sale securities are considered for diminution in value of securities. Provision for diminution is recognized in the "*Net gain/(loss) from trading of investment securities*" item of the separate statement of profit or loss.

6.3. Sales and repurchase agreements

Securities sold with a commitment to repurchase at a specified future date are still recognized in the separate financial statements. The proceeds received under this agreement are recognized as a borrowing in the separate financial statements and the difference between the sale price and the purchase price is amortised on a straight-line basis using the contractual interest rate to the separate income statement over the life of the agreement.

6.4. Securities Reclassification

According to Official Dispatch No. 2601/NHNN-TCKT dated 14 April 2009 by the SBV guiding the checking up of classification and foundations for setting up provisions against the fall of financial investments' price, the Bank is allowed to reclassify once after purchasing for held-to-maturity investment securities.

7. Cash and cash equivalents

For the purpose of the separate cash flow statement, cash and cash equivalents comprise cash on hand, gold, balances with SBV, demand and term deposits at other credit institutions which have original terms within 3 months or less, and securities which have collection periods or original maturities within 3 months or less from purchase dates.

8. Provision for OBS commitments

The Bank classifies Guarantees, L/C operations (excepts those specified in point n clause 1, Article 1), payment acceptances, irrevocable loan commitments and other commitments that give rise to credit risks (hereinafter referred to as "OBS commitments") into group as prescribed in Article 10 of Circular 31/2024/TT-NHNN.

OBS commitments are classified for management and supervision of the quality of credit extension activities of the Bank, not for establishing risk provisions as prescribed in Circular 31/2024/TT-NHNN and Decree 86/ND-CP.

9. Current corporate income tax and current corporate income tax expenses recognition

9.1. Current corporate income tax

Tax assets and tax liabilities for the current year and previous years are measured at the amount payable to (or recovered from) the tax authorities based on enacted tax rates and tax laws at the date of separate balance sheet.

Current income taxes are recognized in the separate statement of income except when it relates to items recognized directly to Shareholders' equity, in which case the current income tax is also recognized directly to Shareholders' equity.

The Bank can only offset current income tax assets and current income tax payables when the Bank have a legal right to offset current income tax assets with current income tax payables on a net basis and intend to do so.

The tax returns filed by the Bank are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the separate financial statements could change upon final determination by the tax authorities.

9.2. Deferred income tax

Deferred income tax is defined for temporary differences at the date of the separate balance sheet between the tax base of the assets and liabilities and their carrying amount presented on the separate financial statements.

Deferred tax liabilities are recognized for all taxable temporary differences.

Deferred tax assets are recognized for all deductible temporary differences, the amount transferred to the following years of unused tax losses and unused tax incentives, where certain in the future there will be taxable profits to use these unused deductible differences, tax losses and tax incentives.

Deferred income tax assets and deferred income tax liabilities are determined at the tax rates expected to apply for the fiscal year when the asset is recovered or the liability is settled, based on tax rates and Tax law takes effect on the balance sheet date.

Deferred income taxes are recognized in the separate statement of income except when it relates to items recognized directly to Shareholders' equity, in which case the deferred income tax is also recognized directly to Shareholders' equity.

10. Borrowings accounting recognition

Borrowings are recognised at contract's principal value. Interest expenses are recognised at the accrual basis.

11. Owners' equity

11.1. Treasury share

At 31 December 2025, the Bank had 6,090,000 treasury shares. Total value is VND78,273 million, from 02 January 2014 to 16 January 2014.

11.2. Reserves and funds from profit after tax

The Bank is required to make the following reserves before distribution of profits in accordance with Law on CIs No. 32/2024/QH15 effective from 1 July 2024, Decree 135/2025/ND-CP effective from 1 August 2025 and guidance documents:

	<i>Percentage of annual allocation</i>	<i>Maximum balance</i>
Charter capital supplementary reserve	10% of profit after tax	100% charter capital
Financial reserve	10% of profit after tax remaining after allocation to the Charter capital supplementary reserve	Not regulated
Other funds	approved by the shareholders in the Annual General Meeting of Shareholders	Not regulated

These reserves and funds are appropriated from profit after tax at the end of fiscal year.

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V. Notes to items on balance sheet

Figures as at 31 December 2024 are presented based on audited figures.

1. Trading securities

Unit: VND million

Criteria	As at 31.12.2025	As at 31.12.2024
1.1. Debt securities	-	3,031,363
- Government bonds	-	1,995,721
- Debt securities issued by other local credit institutions	-	1,035,642
- Debt securities issued by other local economic entities	-	-
- Debt securities issued overseas	-	-
1.2. Equity securities	-	-
- Equity securities issued by other local credit institutions	-	-
- Equity securities issued by other local economic entities	-	-
- Equity securities issued overseas	-	-
1.3. Other trading securities	-	-
1.4. Provision for diminution in value of trading securities	-	-
Total	-	3,031,363

2. Derivatives and other financial assets/liabilities

		Total contract value (at foreign exchange rate at the contract date) (*)	Total book value (at foreign exchange rate at reporting date)	
			Assets	Liabilities
As at 31.12.2025				
1	Foreign currency derivatives	84,080,526	180,652	53,512
	- Currency forward contracts	11,321,443	-	53,512
	- Currency swap contracts	72,759,083	180,652	-
	- Call Options			
	- Put Options			
	- Future contracts			
2	Other derivatives	1,800,419	2,788	-
	- Cross currency swap contracts	1,800,419	2,788	-
As at 31.12.2024				
1	Foreign currency derivatives	59,603,536	318,435	14,664
	- Currency forward contracts	13,269,073	-	14,664
	- Currency swap contracts	46,334,463	318,435	-
	- Call Options			
	- Put Options			
	- Future contract options			
2	Other derivatives	1,892,313	-	11,885
	- Cross currency swap contracts	1,892,313	-	11,885

(*) Total contract nominal value is translated at the contractual exchange rates.

3. Loans to customers

Criteria	As at 31.12.2025	As at 31.12.2024
Loans to local economic organisations and individuals	183,624,890	164,188,646
Discounting commercial notes and valuable papers	589,022	966,251
Finance leases	-	-
Payments on behalf of customers	1,951	-
Loans given from financed funds and trusted investments	-	-
Loans to overseas corporations and individuals	-	-
Loans granted according to the Government's instruction	-	-
Written-off loans and loans awaiting resolution	-	-
Total	184,215,863	165,154,897

Loan portfolio by quality

Criteria	As at 31.12.2025	As at 31.12.2024
Group 1 - Current	176,751,504	159,302,560
Group 2 - Special mentioned	2,191,606	1,671,528
Group 3 - Sub-standard	701,512	450,668
Group 4 - Doubtful	1,091,465	758,237
Group 5 - Loss	3,479,776	2,971,904
Total	184,215,863	165,154,897

Loan portfolio by term

Criteria	As at 31.12.2025	As at 31.12.2024
Short-term	106,500,722	100,977,722
Medium-term	11,694,962	10,853,250
Long-term	66,020,179	53,323,925
Total	184,215,863	165,154,897

4. Provisions for losses on loans to customers

This period	General provisions	Specific provisions
As at 01.10.2025	1,331,000	546,194
Provisions made during the period	24,516	909,479
Utilisations of provisions to write-off loans during the period	-	(497,117)
As at 31.12.2025	1,355,516	958,556
Previous period		
As at 01.07.2025	1,343,470	661,265
Provisions made during the period	(12,470)	201,404
Utilisations of provisions to write-off loans during the period	-	(316,475)
As at 30.09.2025	1,331,000	546,194

5. Debt purchasing activities

Criteria	As at 31.12.2025	As at 31.12.2024
Debts purchased in VND	10,623,374	800,000
Debts purchased in foreign currencies	-	-
Provision for loss on purchased debts	(79,675)	(6,000)
Total	10,543,699	794,000

6. Investment securities

Criteria	As at 31.12.2025	As at 31.12.2024
6.1. Available-for-sale investment securities	6,683,246	13,344,418
a. Debt securities	6,641,789	13,293,730
b. Equity securities	212,868	212,868
c. General provisions for available-for-sale investment securities	(9,290)	(16,501)
d. Provisions for diminution in value of available-for-sale investment securities	(162,121)	(145,679)
6.2. Held-to-maturity investment securities (excluding special bonds VAMC)	16,099,023	15,774,762
a. Debt securities	16,099,023	15,849,762
b. General provisions for Held-to-maturity investment securities	-	-
c. Specific provisions for Held-to-maturity investment securities	-	(75,000)
Total	22,782,269	29,119,180

7. Investments in other entities and long term investments

Investments portfolio by types

Criteria	As at 31.12.2025	As at 31.12.2024
Investment in a subsidiary	300,000	300,000
Investments in joint-ventures	-	-
Investments in associates	-	-
Other long-term investments	-	-
Provision for long-term investments	-	-
Total	300,000	300,000

8. Borrowings from the government and SBV

Criteria	As at 31.12.2025	As at 31.12.2024
1. Borrowings from SBV	4,389,250	2,079,510
2. Deposits from the State Treasury	-	-
3. Selling and repurchasing government bonds from State Treasury	-	-
4. Other borrowings	-	-
Total	4,389,250	2,079,510

9. Placements and borrowings from other credit institutions

Criteria	As at 31.12.2025	As at 31.12.2024
9.1. Placements from other credit institutions		
a. Demand deposits	211,790	147,134
- In VND	211,463	146,835
- In foreign currencies	327	299
b. Term deposits	30,623,426	21,920,729
- In VND	25,800,050	16,226,425

- In foreign currencies	4,823,376	5,694,304
Total	30,835,216	22,067,863
9.2. Borrowings from other credit institutions		
- In VND	2,334,204	990,465
- In foreign currencies	7,738,663	6,612,002
Total	10,072,867	7,602,467
Placements and borrowings from other credit institutions	40,908,083	29,670,330

10. Deposits from customers

Criteria	As at 31.12.2025	As at 31.12.2024
Demand deposits	23,244,973	23,364,936
- In VND	19,071,688	18,699,706
- In foreign currencies	4,173,285	4,665,230
Term deposits	152,514,550	142,436,415
- In VND	141,788,211	136,361,853
- In foreign currencies	10,726,339	6,074,562
Specialised fund deposits	1,321,254	667,170
Marginal deposits	536,420	1,352,742
Total	177,617,197	167,821,263

11. Valuable papers in issue

Criteria	As at 31.12.2025	As at 31.12.2024
Certificates of deposit	18,500,000	7,200,000
- Less than 12 months	18,300,000	7,200,000
- From 12 months to 5 years	200,000	-
Bonds	1,567,657	3,664,503
- From 12 months to 5 years	1,567,657	3,664,503
Total	20,067,657	10,864,503

12. Other liabilities

Criteria	As at 31.12.2025	As at 31.12.2024
Internal receivables	406,135	153,442
External payables	3,994,942	4,147,597
Provision for other losses:	-	-
- Provision for commitments	-	-
- Provision for payment services	-	-
- Other provision	-	-
Bonus and welfare fund	170,447	275,040
Total	4,571,524	4,576,079

13. Obligations to the State Budget and deferred income tax**13.1. Obligations to the State Budget**

Criteria	Opening balance at 01.01.2025	Incurred during the period		Closing balance at 31.12.2025
		Payables	Paid	
1. Value added tax	108,458	160,400	(262,977)	5,881
2. Special excise tax				
3. Corporate income tax	367,148	371,855	(722,068)	16,935
4. Export and import tax				
5. Tax for the use of the State's capital				
6. Natural resources tax				
7. Housing tax	-	427	(427)	-
8 Land rent				
9. Other taxes	6,059	255,491	(249,833)	11,717
10. Other fees and payables	-	46,382	(46,382)	-
Total	481,665	834,555	(1,281,687)	34,533

13.2. Deferred corporate income tax**a. Deferred corporate income tax assets**

Criteria	As at 31.12.2025	As at 31.12.2024
- Deferred corporate income tax assets arising from deductible temporary tax differences	20,726	20,727
- Deferred corporate income tax assets arising from the carry forward of unused tax losses	-	-
- Deferred corporate income tax assets arising from the carry forward of unused tax credits	-	-
- Deferred corporate income tax assets are recognized from the prior period	-	-
Total	20,726	20,727

b. Deferred corporate income tax liabilities

Criteria	As at 31.12.2025	As at 31.12.2024
- Deferred corporate income tax liabilities arising from deductible temporary tax differences	-	-
- Deferred corporate income tax reversals are recognized from the prior period	-	-
Total	-	-

14. Owners' equity

14.1. Movements in owners' equity

	Charter capital	Share premium	Treasury shares	Difference upon assets revaluation	Foreign exchange differences	Investment and development reserve	Financial reserve	Supplement charter capital reserve	Other reserves	Retained earnings	Investment and construction capital	Total
A	1	2	3	4	5	6	7	8	9	10	11	12
As at 01.01.2025	18,688,106	156,322	(78,273)	-	-	326	2,234,195	1,302,970	-	2,694,089	15,396	25,013,131
Increase for the period	-	-	-	-	-	-	106,830	118,700	-	1,187,001	-	1,412,531
Decrease for the period	-	-	-	-	-	-	(2)	-	-	(455,530)	-	(455,532)
As at 31.12.2025	18,688,106	156,322	(78,273)	-	-	326	2,341,023	1,421,670	-	3,425,560	15,396	25,970,130

14.2. Notes to compound financial instruments

<i>Convertible bonds</i>	As at 31.12.2025	As at 31.12.2024
- Total value	-	-
- Debt component	-	-
- Equity component	-	-
<i>Preference shares</i>		
- Total value	-	-
- Debt component	-	-
- Equity component	-	-

14.3. Shares

	As at 31.12.2025	As at 31.12.2024
- Number of shares registered	1,868,810,607	1,868,810,607
- Number of shares issued	1,868,810,607	1,868,810,607
+ Ordinary shares	1,868,810,607	1,868,810,607
+ Preference shares	-	-
- Number of shares repurchased	(6,090,000)	(6,090,000)
+ Ordinary shares	(6,090,000)	(6,090,000)
+ Preference shares	-	-
- Number of existing shares in circulation	1,862,720,607	1,862,720,607
+ Ordinary shares	1,862,720,607	1,862,720,607
+ Preference shares	-	-
* All ordinary shares have a par value of VND10,000		

VI. Notes to items on income statement. (4th quarter 2024 figures have been presented based on audited figures)

15. Interest and similar income

Criteria	4th quarter 2025	4th quarter 2024
Interest income from deposits	417,205	236,215
Interest income from loans	3,338,434	2,921,418
Interest income from trading, investing in debt securities:	316,880	295,290
- Interest income from trading securities	-	-
- Interest income from investment securities	316,880	295,290
Fee income from guarantees services	18,893	9,887
Interest income from finance leases	-	-
Interest income from debt trading operations	70,033	373
Other income from credit activities	27,382	352
Total	4,188,827	3,463,535

16. Interest and similar expenses

Criteria	4th quarter 2025	4th quarter 2024
Interest expenses on deposits	2,135,018	1,758,307
Interest expenses on borrowings	102,472	79,538
Interest expense from valuable papers	263,122	110,693
Interest expense from finance leases	-	-
Other expenses on credit activities	898	454
Total	2,501,510	1,948,992

17. Net gain from trading of trading securities

Criteria	4th quarter 2025	4th quarter 2024
Income from trading in trading securities	6,002	-
Expenses from trading in trading securities	-	-
Provisions for losses on trading securities	-	-
Total	6,002	-

18. Net gain/(loss) from trading of investment securities

Criteria	4th quarter 2025	4th quarter 2024
Income from trading in investment securities	-	4,173
Expenses from trading in investment securities	-	(1,880)
Provisions for losses on investment securities	(14,061)	(1,288)
Total	(14,061)	1,005

19. Income from investments in other entities

Criteria	4th quarter 2025	4th quarter 2024
Dividends received during year from capital contribution, share purchases	453	384
- Dividends received from trading securities	-	-
- Dividends received from investment securities	-	-
- From capital contribution, long-term investments	453	384
Income from other long-term investment liquidation	-	-
Provisions for diminution in the value of capital contribution, long-term investments	-	-
Other incomes	-	-
Total	453	384

20. Operating expenses

Criteria	4th quarter 2025	4th quarter 2024
1. Tax, duties and fees	14,670	32,405
2. Staff costs	749,523	509,766
- Salaries and allowances	662,493	416,823
- Salary-related contributions	43,967	43,883

- Subsidies	21,911	15,532
3. Assets-related expenses:	284,705	218,436
Depreciation and amortisation	74,753	65,886
4. Administration and official purposes expenses:	262,184	154,053
- Work-trip allowances	10,270	4,873
- Expenses for union activities	-	-
5. Insurance expenses for customer deposits	43,061	38,782
6. Provision expenses (excluding on-balance sheet and off-balance sheet credit risk provision, provision for securities)	-	-
Total	1,354,143	953,442

VII. Other information**21. Other off-balance sheet activities which have significant (material) risks**

Except for the off-balance sheet items presented in the separate financial statements, the Bank has no other off-balance sheet activities that are subject to significant risks.

22. Related party transactions

As at 31 December 2025, the primary transactions with related parties incurred during the period were as follows:

Criteria	As at 31.12.2025
Subsidiary	
Deposits from customers	313,320
Interest payables from deposits	4,103
Long-term investments	300,000
Other receivables	-
Payables	-
Major shareholders and their related parties	
Deposits from customers	704,289
Loans to customers	-
Placement with major shareholders	-
Members of the Board of Directors, Board of Supervisors, Board of Management and their related parties	
Deposits from customers	56,610
Interest payables	1,484
Credit card loan	1,942
Interest credit card receivables	32

The primary transactions with related parties incurred during the period were as follows:

Criteria	4th quarter 2025
Subsidiary	
Interest expenses	3,577
Major shareholders and their related parties	
Interest income	-
Interest expenses	1,184
Members of the Board of Directors, Board of	

Supervisors, Board of Management and their related parties	
Interest income	23
Interest expenses	644

23. Geographical dispersion of assets, liabilities and off-balance sheet items at 31 December 2025

	Total outstanding loans	Total placements with other credit institutions	Trading and investment securities (excluding provision)
	VND million	VND million	VND million
Domestic	184,215,863	39,215,335	22,953,680
Overseas	-	3,132,973	-
Total	184,215,863	42,348,308	22,953,680

	Placements and borrowings from other CIs	Total deposits from customers
	VND million	VND million
Domestic	33,169,420	176,231,090
Overseas	7,738,663	1,386,107
Total	40,908,083	177,617,197

	Credit commitments	Derivative financial instruments
	VND million	VND million
Domestic	5,307,969	85,813,657
Overseas	-	67,288
Total	5,307,969	85,880,945

VIII. Financial risk management

24. Risk management policies relating to financial instruments

24.1. Financial instruments risk

The Bank's vision is to manage risks appropriately within acceptable limits. Therefore, the use of financial instruments, including funding from customers (with deposit products and valuable paper issued) and investments in high quality financial assets has become key activities which help the bank gain necessary interest rate gaps. From risk management perspective, the Bank must maintain the its structure of assets, liabilities and capital (including balance sheet and off-balance sheet items) for the purpose of ensuring prudence and mitigating risk in banking operations. In addition, the Bank also invests in securities or grants credit facilities to other banks, the risks related to currency and interest rate changes are managed through application of position limits to restrict over-concentration and engagement in optimally correlated operations to mitigate

risks, A balance sheet of high quality financial instruments will enable the Bank to absorb significant risks during its operations and ensure liquidity, In addition, the Bank also engages in multiple hedging transactions for financial instruments such as foreign currency swaps for the purpose of managing interest rate risk.

In the process of credit risk management, the Bank effectively uses Credit Handbook which provides in details the lending policies and procedures as well as implementation guidance to standardize the Bank's credit activities, Liquidity risk is minimized by holding appropriate amounts of cash and cash equivalents in Nostro account, term deposits at the State Bank and other credit institutions, and valuable papers, Safety ratios taking into account risk factors are also used to manage liquidity risk, the Bank regularly evaluates and benchmarks interest rate gaps to the gaps of the domestic and international markets to make timely adjustments, In addition, the application of internal risk management processes has become more efficient. This allows the Bank to monitor movements in capital and minimize the errors that may occur as well as redundant cumbersome administrative procedures.

23.2. Credit risk

Credit risk is the risk of financial loss due to customer or counterparty of the Bank being unable or unwilling to fulfill its payment obligations, in part or as a whole under a contract or agreement with the Bank.

The Bank manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and for geographical and industry concentrations, and by monitoring exposures in relation to such limits.

The Bank has established a credit quality review process to provide early identification of possible changes in the financial position and creditworthiness of counterparties. Counterparty's limit is established by the use of a credit rating system, which assigns each counterparty a risk rating. Risk ratings are subject to regular revision and updates.

25. Market risk

25.1. Interest rate risk

Interest rate repricing terms for items with fixed interest rates are the remaining period until maturity date of assets, as for floating interest rates are the remaining period until the nearest repricing date.

The followings assumptions and conditions are applied when constructing "interest gap" table:

- ▶ Cash and gold, capital contribution, long-term investments, fixed assets, other assets and other liabilities are classified as "Non-sensitive to interest rate" items;
- ▶ Balances at the State Bank of Vietnam is classified as demand deposit so the effective interest rate re-pricing term is up to one month;
- ▶ Interest rate repricing terms of held-for-trading securities and investment securities are based on the remaining payment /maturity period under the contract at the end of the reporting period if such securities have a fixed interest rate or based on the nearest repricing date if such securities have a floating interest rate;

- ▶ Interest rate repricing of balances with and credit granting to other financial institutions and CIs; loans to customers; due to the Government and the SBV; deposits and borrowings from other financial institutions and credit institutions and deposits from customers are identified as follows:
 - Items with fixed interest rates for the duration of contract: interest rate repricing terms based on actual payment/maturity date under the contract since the end of the reporting period of the separate financial statements.
 - Items with floating interest rates: interest rate repricing terms based on the nearest repricing date under the contract since the end of the reporting period of the separate financial statements.
- ▶ Interest rate repricing terms of valuable papers issued based on the actual payment/maturity period under contract of each type of valuable papers;
- ▶ Interest rate re-pricing term of funding items entrusted investment and loans where credit institutions bearing the risk based on the actual payment/maturity period under contract since the end of the reporting period of the separate financial statements;

25.1. Interest rate risk (continued)

Criteria	Overdue	Non-interest bearing	Up to 1 month	1-3 months	3-6 months	6-12 months	1-5 years	Over 5 years	Total
Assets									
I- Cash on hand, gold, silver, precious metals	-	2,135,895	-	-	-	-	-	-	2,135,895
II- Balances with SBV	-	-	6,358,545	-	-	-	-	-	6,358,545
III- Placements with other credit institutions (*)	-	-	38,725,468	3,622,840	-	-	-	-	42,348,308
IV- Trading securities (*)	-	-	-	-	-	-	-	-	-
V- Derivatives financial instruments and other financial assets (*)	-	127,140	978	(33)	(85)	(169)	2,097	-	129,928
VI- Loans to customers and debt purchasing activities (*)	7,464,359	-	26,034,054	59,162,099	46,993,223	25,101,254	29,853,998	230,250	194,839,237
VII- Investment securities (*)	-	212,868	628,629	813,136	3,500,000	2,500,024	1,352,687	13,946,336	22,953,680
VIII- Long-term investments (*)	-	300,000	-	-	-	-	-	-	300,000
IX- Fixed assets (*)	-	3,827,720	-	-	-	-	-	-	3,827,720
X- Other assets (*)	465,847	3,195,686	-	-	-	-	-	-	3,661,533
Total assets	7,930,206	9,799,309	71,747,674	63,598,042	50,493,138	27,601,109	31,208,782	14,176,586	276,554,846
Liabilities									
I- Placements and borrowings from SBV and other credit institutions	-	-	31,631,617	6,446,992	7,218,724	-	-	-	45,297,333
II- Deposits from customers	-	-	57,890,731	33,382,350	50,898,770	24,431,164	11,014,182	-	177,617,197
III- Derivatives financial instruments and other financial liabilities	-	-	-	-	-	-	-	-	-
IV- Funding capital, investment trust, loans to credit institutions are at risk	-	-	-	-	-	-	-	-	-
V- Valuable papers in issue	-	-	1,800,000	-	6,000,000	10,700,000	1,567,657	-	20,067,657
VI- Other liabilities	-	4,571,524	-	-	-	-	-	-	4,571,524
Total liabilities	-	4,571,524	91,322,348	39,829,342	64,117,494	35,131,164	12,581,839	-	247,553,711
On balance sheet interest sensitivity gap	7,930,206	5,227,785	(19,574,674)	23,768,700	(13,624,356)	(7,530,055)	18,626,943	14,176,586	29,001,135
Off-balance sheet interest sensitivity gap	-	-	-	-	-	-	-	-	-
Net interest gap	7,930,206	5,227,785	(19,574,674)	23,768,700	(13,624,356)	(7,530,055)	18,626,943	14,176,586	29,001,135

(*)These items do not include provisions

24.2. Currency risk

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

The Bank was incorporated and operates in Vietnam with VND as its reporting currency. The major currency in which the Bank transacts is VND. The Bank's asset - liabilities structure included different types of currencies (such as USD, EUR, AUD, etc.), which is the main cause of currency risk. The Bank has set limits on positions by currency based on internal risk assessment process and regulations of the SBV. Currency positions are monitored on a daily basis and hedging strategies used to ensure positions are maintained within established limits.

The analysis of assets and liabilities in foreign currencies translated into VND as at 31 December 2025 as follows:

24.2. Currency risk (continued)

Criteria	VND	EUR equipvalent	USD equipvalent	Gold equipvalent	Other currencies equipvalent	Total
Assets						
I- Cash on hand, gold, silver, precious metals	1,087,662	52,283	635,049	153,472	207,429	2,135,895
II- Balances with SBV	5,354,473	-	1,004,072	-	-	6,358,545
III- Placements with and loans to other credit institutions (*)	32,184,122	113,775	8,725,639	-	1,324,772	42,348,308
IV- Investment securities (*)	-	-	-	-	-	-
V- Derivatives financial instruments and other financial assets (*)	(5,750,205)	(630)	5,823,873	-	56,890	129,928
VI- Loans to customers and debt purchasing activities (*)	185,788,440	16,851	9,033,062	884	-	194,839,237
VII- Investment securities (*)	22,953,680	-	-	-	-	22,953,680
VIII- Long term investments (*)	300,000	-	-	-	-	300,000
IX- Fixed assets (*)	3,827,720	-	-	-	-	3,827,720
X- Other assets (*)	3,595,438	(264)	66,606	-	(247)	3,661,533
Total assets	249,341,330	182,015	25,288,301	154,356	1,588,844	276,554,846
Liabilities and equity						
I- Placements and borrowings from SBV and other credit institutions	32,734,967	16	12,562,313	-	37	45,297,333
II- Deposits from customers	162,687,137	173,679	14,116,846	-	639,535	177,617,197
III- Derivatives financial instruments and other financial liabilities	-	-	-	-	-	-
IV- Funding capital, investment trust, loans to credit institutions are at risk	-	-	-	-	-	-
V- Valuable papers in issue	20,067,657	-	-	-	-	20,067,657
VI- Other liabilities	3,923,988	5,512	234,587	-	407,437	4,571,524
VII- Capital and reserves	25,970,130	-	-	-	-	25,970,130
Total liabilities and equity	245,383,879	179,207	26,913,746	-	1,047,009	273,523,841
Foreign exchange gap on balance sheet	3,957,451	2,808	(1,625,445)	154,356	541,835	3,031,005
Foreign exchange gap off-balance sheet	-	3,387	287,759	-	(526,740)	(235,594)
Total currency gap	3,957,451	6,195	(1,337,686)	154,356	15,095	2,795,411

(*)These items do not include provisions.

24.3. Liquidity risk

Liquidity risk is the risk that the Bank will not be able to fulfil its financial obligations. Liquidity risk is caused by the Bank inability to fulfill debt obligations at maturity; or the Bank being able to fulfill debt obligations at maturity. To minimise the liquidity risk exposure, the Bank has diversified the mobilisation of deposits from various sources in addition to its basic capital resources, At the same time, the Bank has an asset management policy with flexible liquidity, future cash flow monitoring and daily liquidity. The Bank also assesses the expected cash flow and availability of current collateral in case additional funding is required.

The maturity term of assets and liabilities represents the remaining period from the date of the separate financial statements to the contractual maturity date of assets and liabilities.

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

- ▶ Balances with the SBV are classified as demand deposits which include compulsory deposits;
- ▶ The maturity term of investment securities is calculated based on the maturity date of each category of securities;
- ▶ The maturity term of balances with and credit granting to other CIs, derivatives and other financial assets/(liabilities); and loans to customers is determined on the payment date in accordance with the repayment period as stipulated in contracts. The actual maturity term may be altered because loan contracts may be extended/prepaid;
- ▶ The maturity term of equity investments is considered as more than five (5) years because these investments do not have specific maturity date;
- ▶ The maturity term of fixed assets is determined on the remaining useful life of assets;
- ▶ The maturity term of deposits and borrowings from other CIs and deposits from customers is determined based on features of these items or the maturity date as stipulated in contracts. The maturity term of demand deposits is determined based on the result of the customer behavior analysis model. The maturity term of borrowings and term deposits is determined based on the maturity date in contracts. In fact, these amounts may be rotated and therefore they last beyond the original maturity date;

24.3. Liquidity risk (continued)

Criteria	Overdue		Current					Total
	Over 3 months	Up to 3 months	Up to 1 month	Above 1 month to 3 months	Above 3 months to 12 months	Above 1 year to 5 years	Over 5 years	
Assets								
I- Cash on hand, gold, silver, precious metals	-	-	2,135,895	-	-	-	-	2,135,895
II- Balances with SBV	-	-	6,358,545	-	-	-	-	6,358,545
III- Placements with other credit institutions (*)	-	-	38,725,468	3,622,840	-	-	-	42,348,308
IV- Trading securities (*)	-	-	-	-	-	-	-	-
V- Derivatives financial instruments and other financial assets (*)	-	-	142,145	(54,601)	40,287	2,097	-	129,928
VI- Loans to customers and debt purchasing activities (*)	5,272,753	2,191,606	17,035,092	42,948,983	56,587,773	26,664,266	44,138,764	194,839,237
VII- Investment securities (*)	-	-	212,868	203,109	4,400,000	2,591,343	15,546,360	22,953,680
VIII- Long-term investments (*)	-	-	-	-	-	-	300,000	300,000
IX- Fixed assets	-	-	-	388	4,512	611,768	3,211,052	3,827,720
X- Other assets (*)	465,847	-	740,043	498,373	953,597	944,346	59,327	3,661,533
Total assets	5,738,600	2,191,606	65,350,056	47,219,092	61,986,169	30,813,820	63,255,503	276,554,846
Liabilities								
I- Placements and borrowings from SBV and other credit institutions	-	-	31,631,617	6,446,992	7,218,724	-	-	45,297,333
II- Deposits from customers	-	-	57,890,731	33,382,350	75,329,934	11,014,182	-	177,617,197
III- Derivatives financial instruments and other financial liabilities	-	-	-	-	-	-	-	-
IV- Funding capital, investment trust, loans to credit institutions are at risk	-	-	-	-	-	-	-	-
V- Valuable papers in issue	-	-	1,800,000	-	16,700,000	1,567,657	-	20,067,657
VI- Other liabilities	-	-	1,810,331	927,591	1,617,354	216,248	-	4,571,524
Total liabilities	-	-	93,132,679	40,756,933	100,866,012	12,798,087	-	247,553,711
Net liquidity gap	5,738,600	2,191,606	(27,782,623)	6,462,159	(38,879,843)	18,015,733	63,255,503	29,001,135

(*)These items do not include provisions.

Cash and cash equivalents at the beginning and the end of the period in the separate cash flows statement:

Criteria	As at 31.12.2025	As at 31.12.2024
I. Cash on hand, gold, silver, precious metals	2,135,895	2,095,973
II. Balances with SBV	6,358,545	4,335,534
III. Investment securities with collection period or original maturities of 3 months or less from purchase date	-	1,035,642
IV. Placements with and borrowings from other credits institutions	42,348,308	29,829,638
1. Demand deposits	3,655,246	7,781,405
2. Deposits with original term of not exceeding 3 months	38,693,062	22,048,233
Total	50,842,748	37,296,787

HCMC, 30. January 2026

Preparer



Tran Thi Xuan Quynh

Chief Accountant



La Quang Trung

Acting General Director



Tran Tan Loc