

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

Separate financial statements

For the year ended 31 December 2024



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Separate financial statements

For the year ended 31 December 2024



# Vietnam Thuong Tin Commercial Joint Stock Bank

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# Vietnam Thuong Tin Commercial Joint Stock Bank

## GENERAL INFORMATION

### THE BANK

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

The Bank is established under Operation License No. 2399/QD-NHNN issued by the State Bank of Vietnam ("the State Bank" or "the SBV") on 15 December 2006 and Business Registration Certificate No. 2200269805, amended the 28<sup>th</sup> on 28 August 2023, issued by Department of Planning Investment of Soc Trang Province. The Bank's Operation License No. 2399/QD/NHNN was replaced by the Establishment and Operation License No. 05/GP-NHNN issued by the SBV on 24 February 2023, the Establishment and Operation License No. 1900/QD-NHNN issued by the SBV on 12 September 2024 and the Establishment and Operation License No. 2758/QD-NHNN issued by the SBV on 25 December 2024. The operating duration of the Bank is 50 years from 15 December 2006.

The current principal operations of the Bank during the year are to provide banking services including mobilizing and receiving short, medium and long-term deposits from various organizations and individuals; providing short, medium and long-term loans to various organizations and individuals based on the nature and capacity of the Bank's capital resources; foreign exchange, gold bar trading; international trade financing services; discount of commercial papers, bonds and other valuable papers; providing factoring services, cash management services, banking consultancy, finance, asset management, lease of the safe box; government bond, corporate bond trading; providing entrusting and entrusted loans; insurance agency; lease of part of offices, which are not fully used and owned by the Bank; settlement services and other banking services as allowed by the SBV.

#### *Charter capital*

The Bank's charter capital as at 31 December 2024 is VND7,139,413 million (31 December 2023: VND4,776,827 million).

#### *Operational network*

The Bank's head office is located at 47 Tran Hung Dao, Ward 3, Soc Trang City, Soc Trang Province, Vietnam. As at 31 December 2024 the Bank has one (1) head office, thirty (30) branches, one hundred and two (102) transaction offices in provinces and cities nationwide.

### BOARD OF DIRECTORS

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

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

# Vietnam Thuong Tin Commercial Joint Stock Bank

## GENERAL INFORMATION (continued)

### BOARD OF SUPERVISORS

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

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

### BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

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

<u>Name</u>	<u>Position</u>	<u>Date appointment/ resignation re- appointment/Resignation</u>
Ms. Tran Tuan Anh	General Director	Appointed on 14 August 2023
Ms. Pham Thi My Chi	Deputy General Director And Chief Accountant	Re-appointed on 7 November 2024 Appointed on 28 June 2024
Mr. Nguyen Tien Sy	Deputy General Director	Re-appointed on 1 April 2023
Mr. Pham Linh	Deputy General Director	Appointed on 15 January 2025
Mr. Pham Danh	Deputy General Director	Re-appointed on 1 February 2025
Ms. Ngo Tran Doan Trinh	Deputy General Director	Resigned on 23 October 2024
Mr. Do Khoa Hiep	Deputy General Director	Resigned on 31 May 2024
Mr. Nguyen Trong Phuc	Deputy General Director	Resigned on 15 April 2024
Ms. Tran Thi Lam	Deputy General Director	Resigned on 26 March 2024
Mr. Le Huy Dung	Deputy General Director	Resigned on 12 February 2024
Ms. Vo Nguyen Thanh Nhien	Chief Accountant	Resigned on 28 June 2024

### LEGAL REPRESENTATIVE

The legal representative of the Bank from during the year up to the date is Ms. Tran Tuan Anh, General Director.

### AUDITORS

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

# Vietnam Thuong Tin Commercial Joint Stock Bank

## REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Vietnam Thuong Tin Commercial Joint Stock Bank ("the Bank") is pleased to present its report and the separate financial statements of the Bank and for the year ended 31 December 2024.

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

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

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

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

The Board of Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements for the fiscal year ending 31 December 2024, as attached.

### STATEMENT BY THE BOARD OF MANAGEMENT

The Board of Management of the Bank does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Bank as at 31 December 2024, the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to preparation and presentation of separate financial statements.

The Bank has prepared these separate financial statements to meet disclosure requirements, specifically in accordance with Circular No. 96/2020/TT-BTC - Guidelines on information disclosure in the securities market. The Bank has also prepared the consolidated financial statements for the year ended 31 December 2024. Users of the separate financial statements should read them together with the consolidated financial statements to obtain complete information on the consolidated financial position, consolidated income statement and consolidated cash flows of the Bank and its subsidiary.

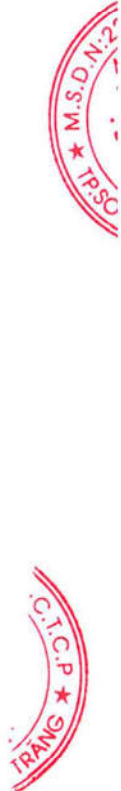


*Tran Tuan Anh*

Ms. Tran Tuan Anh  
General Director

Soc Trang City, Vietnam *Ch*

31 March 2025



Reference: 12857966/68461453

## INDEPENDENT AUDITORS' REPORT

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

We have audited the accompanying separate financial statements of Vietnam Thuong Tin Commercial Joint Stock Bank ("the Bank") as prepared on 31 March 2025 and set out on pages 6 to 76, which comprise the separate statement of financial position as at 31 December 2024, the separate income statement and the separate cash flow statement for the year then ended and the notes thereto.

### *Management's responsibility*

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

### *Auditors' responsibility*

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

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

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

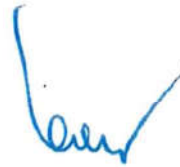
**Opinion**

In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Bank as at 31 December 2024, and of the results of its separate operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to preparation and presentation of the separate financial statements.

**Ernst & Young Vietnam Limited**



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



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

Ho Chi Minh City, Vietnam

31 March 2025



# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF FINANCIAL POSITION  
as at 31 December 2024

B02/TCTD

	<i>Notes</i>	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>ASSETS</b>			
<b>Cash</b>	<b>5</b>	<b>548,602</b>	<b>535,889</b>
<b>Balances with the State Bank of Vietnam ("SBV")</b>	<b>6</b>	<b>7,024,700</b>	<b>9,408,855</b>
<b>Due from and loans to other credit institutions</b>		<b>35,921,200</b>	<b>26,547,538</b>
Due from other credit institutions	7.1	34,021,200	26,547,538
Loans to other credit institutions	7.2	1,900,000	-
<b>Held-for-trading securities</b>		<b>340,337</b>	<b>1,076,343</b>
Held-for-trading securities	8	340,337	1,076,343
<b>Derivatives and other financial assets</b>	<b>9</b>	<b>89,061</b>	<b>19,848</b>
<b>Loans to customers</b>		<b>92,493,074</b>	<b>79,976,558</b>
Loans to customers	10	93,637,036	80,754,430
Provision for credit losses	11	(1,143,962)	(777,872)
<b>Investment securities</b>		<b>22,417,404</b>	<b>16,440,405</b>
Available-for-sale securities	12.1	2,729,322	346,650
Held-to-maturity securities	12.2	19,688,082	16,093,755
Provision for investment securities	12.2	-	-
<b>Long-term investment</b>	<b>13</b>	<b>4,126</b>	<b>4,014</b>
Investment in subsidiary		5,000	5,000
Other long-term investments		-	1,400
Provision for long-term investments		(874)	(2,386)
<b>Fixed assets</b>		<b>698,874</b>	<b>808,768</b>
<i>Tangible fixed assets</i>	14.1	543,433	601,342
Cost		1,125,997	1,146,737
Accumulated depreciation		(582,564)	(545,395)
<i>Intangible fixed assets</i>	14.2	155,441	207,426
Cost		385,100	398,979
Accumulated amortization		(229,659)	(191,553)
<b>Other assets</b>		<b>3,322,053</b>	<b>3,443,869</b>
Receivables	15.1	617,690	569,392
Interest and fees receivable	15.2	2,560,595	2,707,549
Other assets	15.3	157,316	177,936
Provision for other assets	15.4	(13,548)	(11,008)
<b>TOTAL ASSETS</b>		<b>162,859,431</b>	<b>138,262,087</b>

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# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)  
as at 31 December 2024

B02/TCTD

	<u>Notes</u>	<u>Ending balance VND million</u>	<u>Beginning balance VND million</u>
<b>LIABILITIES</b>			
<b>Borrowings from Government and the SBV</b>	<b>16</b>	<b>222,891</b>	<b>9,020</b>
<b>Due to and borrowings from other credit institutions</b>		<b>38,416,167</b>	<b>26,621,774</b>
Due to other credit institutions	17.1	33,042,361	23,139,484
Borrowings from other credit institutions	17.2	5,373,806	3,482,290
<b>Due to customers</b>	<b>18</b>	<b>94,845,677</b>	<b>90,000,811</b>
<b>Valuable papers issued</b>	<b>19</b>	<b>17,678,260</b>	<b>11,551,170</b>
<b>Other liabilities</b>		<b>2,995,383</b>	<b>3,183,653</b>
Interest and fees payable	20.1	2,568,503	2,929,598
Other payables	20.2	426,880	254,055
<b>TOTAL LIABILITIES</b>		<b>154,158,378</b>	<b>131,366,428</b>
<b>OWNERS' EQUITY</b>			
<b>Share capital</b>	<b>22.1</b>	<b>7,139,413</b>	<b>4,776,827</b>
<b>Share premium</b>	<b>22.1</b>	<b>(237)</b>	<b>-</b>
<b>Statutory reserves</b>	<b>22.1</b>	<b>675,985</b>	<b>495,800</b>
<b>Undistributed profits</b>	<b>22.1</b>	<b>885,892</b>	<b>1,623,032</b>
<b>TOTAL OWNERS' EQUITY</b>		<b>8,701,053</b>	<b>6,895,659</b>
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>162,859,431</b>	<b>138,262,087</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE STATEMENT OF FINANCIAL POSITION (continued)  
as at 31 December 2024

B02/TCTD

## SEPARATE OFF-BALANCE-SHEET ITEMS

	<i>Notes</i>	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Guarantee for loans	33.2	50	50
Foreign exchange commitments	33.1	35,401,945	18,310,221
- <i>Spot foreign exchange commitments - buy</i>		3,330,715	1,405,237
- <i>Spot foreign exchange commitments - sell</i>		83,194	1,405,388
- <i>Swap commitments</i>		31,988,036	15,499,596
Letters of Credit	33.2	21,773	(2,654)
Other guarantees	33.2	825,609	1,030,439
Other commitments	33.2	8,804,949	6,707,990
Interest and receivable fees not yet collected	33.3	930,391	740,310
Written-off debts	33.4	381,176	404,171
Assets and other documents	33.5	212,919	410,669
<b>TOTAL</b>		<b>46,578,812</b>	<b>27,601,196</b>

Soc Trang City, Vietnam  
31 March 2025

Prepared by:



Ms. Tran Thi Minh Chau  
General Accountant

Reviewed by:



Ms. Pham Thi My Chi  
Chief Accountant

Approved by:



Ms. Tran Tuan Anh  
General Director

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE INCOME STATEMENT  
for the year ended 31 December 2024

B03/TCTD

	Notes	Current year VND million	Previous year VND million
Interest and similar income	23	9,721,857	9,760,915
Interest and similar expenses	24	(6,910,347)	(7,761,081)
<b>Net interest and similar income</b>		<b>2,811,510</b>	<b>1,999,834</b>
Fee and commission income		231,629	189,796
Fee and commission expenses		(100,674)	(95,857)
<b>Net fee and commission income</b>	<b>25</b>	<b>130,955</b>	<b>93,939</b>
<b>Net gain from trading of foreign currencies</b>	<b>26</b>	<b>80,215</b>	<b>65,295</b>
<b>Net gain from trading of investment securities</b>	<b>27</b>	<b>19,009</b>	<b>77,648</b>
Other operating income		463,620	161,312
Other operating expenses		(9,780)	(10,665)
<b>Net gain from other operating activities</b>	<b>28</b>	<b>453,840</b>	<b>150,647</b>
<b>TOTAL OPERATING INCOME</b>		<b>3,495,529</b>	<b>2,387,363</b>
Personnel expenses		(753,924)	(660,895)
Depreciation and amortization charges		(101,538)	(98,915)
Other operating expenses		(703,930)	(700,440)
<b>TOTAL OPERATING EXPENSES</b>	<b>29</b>	<b>(1,559,392)</b>	<b>(1,460,250)</b>
<b>Net operating profit before provision for credit losses</b>		<b>1,936,137</b>	<b>927,113</b>
Provision expense of provision for credit losses	11	(804,839)	(115,168)
<b>PROFIT BEFORE TAX</b>		<b>1,131,298</b>	<b>811,945</b>
Current corporate income tax expense	21.1	(230,373)	(165,079)
<b>PROFIT AFTER TAX</b>		<b>900,925</b>	<b>646,866</b>

Soc Trang City, Vietnam  
31 March 2025

Prepared by:



Ms. Tran Thi Minh Chau  
General Accountant

Reviewed by:



Ms. Pham Thi My Chi  
Chief Accountant

Approved by:




Ms. Tran Tuan Anh  
General Director

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE CASH FLOW STATEMENT  
for the year ended 31 December 2024

B04/TCTD

	<i>Notes</i>	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Interest and similar receipts		9,868,811	8,704,639
Interest and similar payments		(7,271,442)	(6,895,995)
Net fee and commission receipts	25	130,955	93,939
Net receipts from dealing in foreign currencies, gold and securities		99,224	142,943
Other income		(9,335)	897
Recoveries from bad debts previously written-off	28	463,175	149,750
Payments for operating and salary expenses		(1,353,167)	(1,334,636)
Corporate income tax paid during the year	21	(247,156)	(108,743)
<b>Net operating cash flows before changes in operating assets and liabilities</b>		<b>1,681,065</b>	<b>752,794</b>
<b>Changes in operating assets</b>			
(Increase)/decrease in due from and loans to other credit institutions		(1,900,000)	200,000
(Increase)/decrease in investment securities		(2,240,993)	5,963,455
Increase in derivatives and other financial assets		(69,213)	(229)
Increase in loans to customers		(12,882,606)	(17,121,464)
Increase in allowance for credit losses		(463,175)	-
Decrease in other assets		56,702	1,648,608
<b>Changes in operating liabilities</b>			
Increase/(decrease) in due to the SBV and borrowings from Government		213,871	(1,257,369)
Increase in due to and borrowings from other credit institutions		11,794,393	6,237,066
Increase in customer deposits		4,844,866	14,012,001
Increase in valuable papers issued		6,127,090	6,429,000
Increase in other liabilities		448,332	6,463
<b>Net cash flows from operating activities</b>		<b>7,610,332</b>	<b>16,870,325</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for purchases of fixed assets		(443,142)	(125,221)
Proceeds from disposals of fixed assets		324	-
<b>Net cash flows used in investing activities</b>		<b>(442,818)</b>	<b>(125,221)</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

SEPARATE CASH FLOW STATEMENT (continued)  
for the year ended 31 December 2024

B04/TCTD

	<u>Notes</u>	<u>Current year VND million</u>	<u>Previous year VND million</u>
<b>CASH FLOWS FROM FINANCING ACTIVITY</b>			
Increase in charter capital from capital contribution and/or share issuance		934,706	-
<b>Cash flows from financing activity</b>		<b>934,706</b>	<b>-</b>
<b>Net cash flows during the year</b>		<b>8,102,220</b>	<b>16,745,104</b>
<b>Cash and cash equivalents at the beginning of the year</b>	30	<b>36,492,282</b>	<b>19,747,178</b>
<b>Cash and cash equivalents at the end of the year</b>	30	<b>44,594,502</b>	<b>36,492,282</b>

Soc Trang City, Vietnam  
31 March 2025

Prepared by:



Ms. Tran Thi Minh Chau  
General Accountant

Reviewed by:



Ms. Pham Thi My Chi  
Chief Accountant

Approved by:




Ms. Tran Tuan Anh  
General Director

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

B05/TCTD

## 1. THE BANK'S INFORMATION

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

The Bank is established under Operation License No. 2399/QD-NHNN issued by the State Bank of Vietnam ("the State Bank" or "the SBV") on 15 December 2006 and Business Registration Certificate No. 2200269805, amended the 28<sup>th</sup> on 28 August 2023, issued by Department of Planning Investment of Soc Trang Province. The Bank's Operation License No. 2399/QD/NHNN was replaced by the Establishment and Operation License No. 05/GP-NHNN issued by the SBV on 24 February 2023, the Establishment and Operation License No. 1900/QD-NHNN issued by the SBV on 12 September 2024 and the Establishment and Operation License No. 2758/QD-NHNN issued by the SBV on 25 December 2024. The operating duration of the Bank is 50 years from 15 December 2006.

The current principal operations of the Bank during the year are to provided banking services including mobilizing and receiving short, medium and long-term deposits from various organizations and individuals; providing short, medium and long-term loans to various organizations and individuals based on the nature and capacity of the Bank's capital resources; foreign exchange, gold bar trading; international trade financing services; discount of commercial papers, bonds and other valuable papers; providing factoring services, cash management services, banking consultancy, finance, asset management, lease of the safe box; government bond, corporate bond trading; providing entrusting and entrusted loans; insurance agency; lease of part of offices, which are not fully used and owned by the Bank; settlement services and other banking services as allowed by the SBV.

### ***Charter capital***

The Bank's charter capital as at 31 December 2024 is VND7,139,413 million (31 December 2023: VND4,776,827 million).

### ***Operation network***

The Bank's head office is located at 47 Tran Hung Dao, 3rd Ward, Soc Trang City, Soc Trang Province, Vietnam. As at 31 December 2024, the Bank has one (1) head office, thirty (30) branches, one hundred and two (102) transaction offices in provinces and cities nationwide.

### ***Employees***

The Bank has 2,855 employees as at 31 December 2024 (31 December 2023: 2,547 employees).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

B05/TCTD

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

### ***Subsidiary***

As at 31 December 2024, the Bank has one (1) directly owned subsidiary as follow:

<u>Subsidiary</u>	<u>Operating License</u>	<u>Nature of Business</u>	<u>Share capital</u>	<u>Ownership</u>
Vietnam Thuong Tin Bank Asset Management Limited ("Vietbank AMC")	Decision No. 3158/QĐ-NHNN issued by the SBV on 29 December 2010 and initial Business Registration Certificate No.0310898270 issued by Department of Planning and Investment of Ho Chi Minh City for the sixth times on 12 June 2021.	Assets and liabilities management	VND5 billion	100%

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

## 2. FISCAL YEAR AND ACCOUNTING CURRENCY

### 2.1 ***Fiscal year***

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

### 2.2 ***Accounting currency***

The separate financial statements are prepared in Vietnam dong ("VND") which is also the Bank's currency. For the purpose of preparing these separate financial statements as at 31 December 2024, the data is rounded to millions and expressed in millions of Vietnam dong ("VND million"). This presentation does not impact the views of the readers of the financial statements on the separate statement of financial position, the separate income statement, and the separate cash flows statement.

## 3. APPLIED ACCOUNTING STANDARDS AND SYSTEM

### 3.1 ***Statement of compliance***

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

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

The Bank has a subsidiary as disclosed in Note 1 and Note 13. The Bank prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular 27/2021/TT-NHNN dated 31 December 2021 by the SBV, Decision 49/2014/TT-NHNN dated 31 December 2014 by the SBV, Decision 16/2007/QĐ-NHNN dated 18 April 2007 by the SBV and Circular 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Bank has also prepared the consolidated financial statements of the Bank and its subsidiary for the year ended 31 December 2024.





**3. APPLIED ACCOUNTING STANDARDS AND SYSTEM (continued)****3.2 Purpose of preparation of separate financial statements (continued)**

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

**3.3 Accounting standards and system**

The separate financial statements of the Bank have been prepared in accordance with the accounting system applicable to credit institutions required under Decision No. 479/2004/QĐ-NHNN issued on 29 April 2004 and Circular No. 10/2014/TT-NHNN dated 20 March 2014, Circular No. 22/2017/TT-NHNN dated 29 December 2017 and Circular No. 27/2021/TT-NHNN dated 31 December 2021 amending and supplementing Decision No. 479/2004/QĐ-NHNN; of the financial reporting regime applicable to credit institute required under Decision No. 16/2007/QĐ-NHNN dated 18 April 2007, Circular No. 49/2014/TT-NHNN amending and supplementing a number of articles of Decision No. 16/2007/QĐ-NHNN and the chart of account system for Credit Institutions issued in connection with Decision No. 479/2004/QĐ-NHNN by the SBV and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

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

Items or balances required by Decision No. 16/2007/QĐ-NHNN dated 18 April 2007 and Circular No. 49/2014/TT-NHNN dated 31 December 2014 issued by the SBV stipulating the financial statements reporting mechanism for credit institutions that are not shown in these separate financial statements indicate nil balance.

**3.4 Basis of assumptions and uses of estimates**

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

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

The accounting policies adopted by the Bank in preparation of the financial statements are consistent with those followed in the preparation of the Bank's financial statements for the year ended 31 December 2023, except for the following change in the accounting policies:

*The Law on Credit Institutions No. 32/2024/QH15 dated 18 January 2024, stipulates the establishment, organization, operation, early intervention, dissolution, and termination of activities of foreign bank branches; the establishment and operation of representative offices in Vietnam of foreign credit institutions and other foreign organizations engaged in banking activities; the handling of bad debts and collateral assets of bad debts of credit institutions, foreign bank branches, and organizations wholly owned by the State with the function of buying, selling, and handling debts. This law takes effect from 1 July 2024.*

*Decree No. 86/2024/ND-CP regulates the level of provision, methods of establishing risk provisions, the use of provisions to address risks in the operations of credit institutions, foreign bank branches, and cases where credit institutions allocate receivables and must write off ("Decree 86").*

Decree 86 will take effect from 11 July 2024, replacing the provisions related to risk provisions in Circular 11. The bank has made provisions and utilized risk provisions in accordance with the regulations of Decree 86 during the year.

*Circular 31/2024/TT-NHNN ("Circular 31") stipulates the classification of assets in the operations of commercial banks, non-bank credit institutions, and foreign bank branches.*

Circular 31/2024/TT-NHNN ("Circular 31") regulates the classification of assets in the operations of commercial banks, non-bank credit institutions, and foreign bank branches, effective from 11 July 2024, replacing Circular 11/2021/TT-NHNN ("Circular 11"). Circular 31 modifies the regulations on debt classification, the level of provisioning, and the methods of provisioning for risk, as well as the use of provisions to address risks. The main changes of Circular 31 affect the estimation of provisions as follows: it adds principles for debt classification concerning debts arising from letter of credit transactions, outright purchase of documents presented under letters of credit, and several other transactions.

*Circular 21/2024/TT-NHNN ("Circular 21") regulates the operations of letters of credit and other business activities related to letters of credit.*

Circular 21 takes effect from 1 July 2024, and the letter of credit operation is considered a form of credit issuance through the issuance, confirmation, negotiation of payment, and repayment of letters of credit. Contracts and agreements related to this operation signed before the effective date of Circular 21 will continue to be executed until expiration and the obligations are fulfilled. Amendments, supplements, and extensions may only be made if they comply with Circular 21.

*Circular 06/2024/TT-NHNN ("Circular 06") dated 18 June 2024, amends and supplements several provisions of Circular 02/2023/TT-NHNN ("Circular 02") dated 23 April 2023, issued by the Governor of the State Bank of Vietnam regarding credit institutions and foreign bank branches restructuring the repayment period and maintaining the debt group to support customers facing difficulties. This circular takes effect from 18 June 2024.*

*Circular 53/2024/TT-NHNN ("Circular 53") dated 4 December 2024, stipulates the restructuring of repayment terms for credit institutions and foreign bank branches for customers facing difficulties due to the impacts and damages caused by storm number 3, flooding, landslides following storm number 3. This circular takes effect from 4 December 2024.*

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

**4.2 Cash and cash equivalents**

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

**4.3 Deposits and loans to other credit institutions**

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

The classification of credit risk for deposits and loans of other credit institutions and the corresponding provision for risks is carried out in accordance with the regulations set forth in Decree 86 and Circular 31, which stipulate the classification of assets, the level of provisioning, the methods of provisioning for risks, and the use of provisions to address risks in the operations of credit institutions and foreign bank branches.

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

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

According to Circular 31, for deposits at credit institutions that are under special control as stipulated in Article 9, Article 174 of the Law on Credit Institutions No. 32/2024/QH15, the bank classifies these deposits as standard debt.

**4.4 Loans to customers**

Loans to customers are presented at the principal amounts outstanding at the end of the financial year.

The provision for credit losses of loans to customers is presented separately as one (1) line in the separate statement of financial position.

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

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

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

**4.5.1 Loan classification and provision for credit losses**

The classification of due from and loans to other credit institutions, unlisted corporate bonds purchased and entrusted for purchase by the Bank, loans to customers and entrusted for credit granting by the Bank and other credit risk bearing assets (collectively called "debts") is made on the basis of quantitative method as prescribed in Article 10 of Circular 31. Accordingly, loans to customers are classified into the following levels of risk: Current, Special mention, Substandard, Doubtful, and Loss, based on their overdue status. Debts classified as Substandard, Doubtful and Loss are considered bad debt.

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

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

**4.5.1 Loan classification and provision for credit losses**

The Bank makes general provision as at 31 December 2024 at the rate of 0.75% of the total outstanding balance as at 31 December 2024 of debts classified from Group 1 to 4 excluding due from and loans to other banks, promissory notes and bills; certificates of deposit, bonds issued by other credit institutions and foreign bank branches; repo on government bonds.

Specific provision as at 31 December 2024 is made based on the outstanding principal balance less discounted value of collaterals multiplied by provision rates which are determined based on the debt classification as at 31 December 2024. The basis for value and discounted value determination for each type of collateral is specified in Circular 86.

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

Group		Description	Provision rate
1	Current	a) Current debts are assessed as fully and timely recoverable for both principals and interests; or b) Debts are overdue for a period of less than 10 days and assessed as fully recoverable for both overdue principals and interests, and fully and timely recoverable for both remaining principals and interests.	0%
2	Special mention	a) Debts are overdue for a period of between 10 days and 90 days; or b) Debts of which the repayment terms are restructured for the first time.	5%
3	Sub - Standard	a) Debts are overdue for a period of between 91 days and 180 days; or b) Debts which the repayment terms are extended for the first time; or c) Debts which interests are exempted or reduced because customers do not have sufficient capability to repay all interests under credit contracts; or d) Debts under one of the following cases which have not been recovered in less than 30 days from the date of the recovery decision: <ul style="list-style-type: none"> <li>▪ Debts violating Clause 1, 3, 4, 5, 6 under Article 134 of Law on Credit Institutions; or</li> <li>▪ Debts violating Clause 1, 2, 3, 4 under Article 135 of Law on Credit Institutions; or</li> <li>▪ Debts violating Clauses 1, 2,5 and 9 under Article 136 of Law on Credit Institutions</li> </ul> e) Debts are required to be recovered according to regulatory inspection conclusions. f) Debts are required to be recovered according to credit institutions, foreign bank branches' decisions on early payment due to customers' breach of agreements but have not yet been recovered in 30 days from the issuance date of the decision; or g) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.	20%

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

#### 4.5.1 *Loan classification and provision for credit losses* (continued)

Group	Description	Provision rate
4	Doubtful	50%
	<ul style="list-style-type: none"> <li>a) Debts are overdue for a period of between 181 days and 360 days; or</li> <li>b) Debts of which the repayment terms are restructured for the first time but still overdue for a period of 90 days under that restructured repayment term; or</li> <li>c) Debts of which the repayment terms are restructured for the second time; or</li> <li>d) Debts are specified in point (d) of Loan group 3 and overdue for a period of between 30 days and 60 days after decisions of recovery have been issued; or</li> <li>e) Debts are required to be recovered according to regulatory inspection conclusions but still outstanding with an overdue period up to 60 days since the recovery date as required by regulatory inspection conclusions; or</li> <li>f) Debts are required to be recovered according to credit institutions, foreign bank branches' decisions on early payment due to customers' breach of agreements but have not yet been recovered for a period between 30 days to 60 days from the issuance date of the decision; or</li> <li>g) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.</li> </ul>	
5	Loss	100%
	<ul style="list-style-type: none"> <li>a) Debts are overdue for a period of more than 360 days; or</li> <li>b) Debts of which the repayment terms are restructured for the first time but still overdue for a period of 91 days or more under that first restructured repayment term; or</li> <li>c) Debts of which the repayment terms are restructured for the second time but still overdue under that second restructured repayment term; or</li> <li>d) Debts of which of which the repayment terms are restructured for the third time or more, regardless of being overdue or not; or</li> <li>e) Debts are specified in point (d) of Loan group 3 and overdue for a period of more than 60 days after decisions on recovery have been issued; or</li> <li>f) Debts are required to be recovered under regulatory inspection conclusions but still outstanding with an overdue period of more than 60 days since the recovery date as required by regulatory inspection conclusions; or</li> <li>g) Debts are required to be recovered according to credit institutions, foreign bank branches' decisions on early payment due to customers' breach of agreements but have not yet been recovered for a period of more than 60 days from the issuance date of the decision; or</li> <li>h) Debts of credit institutions under special control as announced by the SBV, or debts of foreign bank branches whose capital and assets are blocked; or</li> <li>i) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.</li> </ul>	

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

#### 4.5.1 *Loan classification and provision for credit losses* (continued)

If a customer has more than one debt with the Bank and any of the outstanding debts is classified into a higher risk group, the entire remaining debts of such customer should be classified into the corresponding higher risk group.

If a customer is classified into a debt group with lower risk than the debt group in CIC list, the Bank must adjust the debt classification results according to the CIC list.

When the Bank participate in a syndicated loan as a participant, they should classify loans (including syndicated loans) of the customer into the group of higher risk between the assessment of the leading bank and the Bank..

#### 4.5.2 *Loan restructuring and loan classification retention support borrowers facing financial difficulties*

From 13 March 2020 to 30 June 2022, the Bank implemented a policy for restructuring debt repayment terms, waiving and reducing interest and fees, and maintaining the classification of debts for loans that met the conditions set forth in Circular No. 01/2020/TT-NHNN dated 13 March 2020 ("Circular 01"), Circular No. 03/2021/TT-NHNN ("Circular 03") dated 2 April 2021, and Circular No. 14/2021/TT-NHNN ("Circular 14") dated 7 September 2021, issued by the State Bank of Vietnam, which regulates the restructuring of debt repayment terms, waiving and reducing interest and fees, and maintaining the classification of debts to support customers affected by the COVID-19 pandemic.

<i>The time of debt occurrence</i>	<i>Overdue status</i>	<i>The period of overdue occurrence</i>	<i>Principle of maintaining the debt group</i>
Before 1 August 2021	Within the deadline or overdue by up to 10 days	From 30 March 2020 to 30 June 2022	Maintain the debt group that was classified at the most recent time before 23 January 2020, or the debt group that was classified at the most recent time before the date of the first restructuring of the repayment term
Before 23 January 2020	Overdue	From 23 January 2020 to 29 March 2020	Maintain the debt group that was classified at the most recent time before 23 January 2020
From 23 January 2020, to 10 June 2020		From 23 January 2020 to 17 May 2021	Maintain the debt group that was classified at the most recent time before the date the debt was transferred to overdue
From 10 June 2020 to 1 August 2021		From 17 July 2021 to 7 September 2021	

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

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

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

**4.5.3 Specific provision for customers with debts that have been restructured on term basis and are subject to loan classification retention**

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

$$C = A - B$$

In which:

C: Additional specific provision;

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

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

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

- ▶ For loans that fall under the policy of loan restructuring and loan classification retention as prescribed in Circular 01, Circular 03 and Circular 14
  - By 31 December 2022: At least 60% of the additional specific provision must be made,
  - By 31 December 2023: 100% of the additional specific provision must be made.

**4.5.4 Write-off bad debts**

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

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

**4.6 Securities held for trading**

**4.6.1 Classification and recognition**

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

**4.6.2 Measurement**

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

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

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

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

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

**4.6.3 De-recognition**

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

**4.7 Available-for-sale securities**

**4.7.1 Classification and recognition**

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

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

In subsequent periods, these securities are continuously recorded at par value, and the discount/premium (if any) is amortized to the separate income statement on a straight-line basis over the remaining term of securities. Interest received in arrears is recorded as follows: cumulative interest incurred before the purchasing date is recorded as a decrease in the accrued interest; cumulative interest incurred after the purchasing date is recognized as income based on the accumulated method. Interest received in advance is amortized into the securities investment interest income on a straight-line basis over the term of securities investment.



**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**4.7 Available-for-sale securities** (continued)**4.7.2 Measurement**

Periodically, available-for-sale securities will be considered for diminution in value. Available-for-sale securities are recognized on the principle of lower value between book value and market value. The provision for diminution in value is recorded under "Net gain/loss from investment securities" in the separate income statement.

For corporate bonds that have not yet been listed on the securities market or have not been registered for trading on unlisted public companies, the Bank shall make provisions for those bonds in accordance with Decree 86 as presented in *Note 4.5*.

**4.8 Held-to-maturity securities**

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

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

**4.9 Investments in subsidiary**

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

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

**4.10 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**4.11 Intangible fixed assets**

The intangible fixed assets are recorded at their original cost less accumulated depreciation.

The original cost of intangible fixed assets includes all expenses that the Bank must incur to acquire the intangible fixed assets up to the point of putting those intangible fixed assets into use as planned.

Costs for upgrading and renewing intangible fixed assets are added to the original cost of the intangible fixed assets, while other expenses are accounted for in the separate income statement when they arise.

When intangible fixed assets are sold or liquidated, any gains or losses arising from the liquidation of the assets (which is the difference between the net cash received from the sale of the assets and the remaining value of the assets) are recorded in the separate income statement.

**4.12 Depreciation and amortization**

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

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

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

**4.13 Leased assets****4.13.1 Lessee**

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

**4.13.2 Lessor**

The Bank recognized the assets used for operating lease in the separate statement of financial position. Income from lease of assets is recognized in the "Fee and Commission Income" account of the separate income statement under the straight-line method over the term of the lease, not depends on method payment. The rental operating expenses, including the depreciation of leased assets, are recognized as expenses in the year incurred.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.14 Receivables****4.14.1 Receivables classified as credit risk assets**

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

**4.14.2 Other receivables**

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

Provision for receivables is determined based on the overdue status of debts or expected loss of current debts. This provision is made when the debts are not yet due for payment, but the corporate debtors have fallen into bankruptcy or are in the process of dissolution, or when individual debtors are missing, having escaped, are being prosecuted, on trial, or deceased. The provision expense incurred is recorded into "Other operating expenses" of the separate income statement for the year.

The provision for overdue debts is made as follows:

<u>Overdue</u>	<u>Provision rate</u>
From six (6) months up to under one (1) year	30%
From one (1) year up to under two (2) years	50%
From two (2) years up to under three (3) years	70%
From three (3) years and above	100%

**4.15 Prepaid expenses**

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

**4.16 Due to and borrowings from the SBV, other credit institutions, customers deposits and valuable papers issued**

Due to and borrowings from the SBV, other credit institutions, customer deposits and valuable papers issued are presented at the principal amounts outstanding at the date of separate financial statements. At initial recognition, issuance costs are deducted from the cost of the valuable papers. These costs are allocated on a straight-line method during the lifetime of the valuable papers to "Interest and similar expenses".

**4.17 Payables and accruals**

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

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

### 4.18 *Classification for off-balance sheet commitments*

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

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

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

### 4.19 *Fiduciary assets*

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

### 4.20 *Derivatives*

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

#### *Currency forward contracts*

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

#### *Swap contracts*

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

### 4.21 *Share capital*

#### 4.21.1 *Ordinary Share*

Common stock is classified as owner's equity.

#### 4.21.2 *Share premium*

The Bank records the difference between the par value and issue price of shares if the issue price is higher than par value, and the difference between the price of repurchasing of treasury stocks and the re-issue price of treasury stocks to the share premium account. The expense related to issuing shares will be recorded as a deductible share premium.

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

### 4.21 *Share capital* (continued)

#### 4.21.3 *Statutory reserves*

The Bank creates the following statutory reserves in compliance with Law on Credit Institutions No. 32/2024/QH15 and Decree No. 93/2017/ND-CP and the Bank's Charter as follows:

	<i>Percentage of profit after tax</i>	<i>Maximum balance</i>
Capital supplementary reserve	10% of profit after tax	100% of charter capital
Financial reserve	10% of profit after tax	Not regulated

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

### 4.22 *Recognition of income and expense*

#### *Interest income and interest expenses*

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

#### *Fees and commissions*

Fees and commissions are recognized when service is supplied.

#### *Income from investment*

Income from investments is recognized based on the difference between the selling price and average cost of the securities sold. Cash dividends from investment are recognized in the separate income statement when the Bank's right to receive the payment is established. For stock dividends and bonus shares, the number of shares is updated, and no dividend income is recognized in the separate income statement.

#### *Other income*

Other income is recognized on cash basis.

According to Circular 16/2018/TT-BTC, issued by the Ministry of Finance on 7 February 2018, which provides guidance on financial regulations for credit institutions and branches of foreign banks, in the event that accounts receivable, previously recorded as income, are deemed uncollectible or are not received when due, the Bank and should recognize a reduction in revenue if it occurs within the same accounting period. If the reduction does not happen in the same accounting period, they should recognize such receivables as expenses and remove them from the statement of financial position to facilitate collection. Once the accounts receivable is eventually collected, the Bank and should record them as income in the separate income statement.

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

**4.23 Debts trading operation**

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

*Purchase debts*

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

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

*Sale of debts*

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

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

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

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

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

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**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****4.24 Foreign currency transactions**

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

**4.25 Corporate income tax***Current corporate income tax*

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

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

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

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

*Deferred corporate income tax*

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

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

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

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**4.26 Taxation** (continued)*Deferred corporate income tax (continued)*

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

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

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

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ Either the same taxable entity; or
- ▶ When the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.





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

**4.26 Offsetting**

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

**4.27 Employee benefits**

**4.27.1 Post-employment benefits**

Post-employment benefits are paid to retired employees of the Bank by the Social Insurance Agency which belongs to the Ministry of Labor and Social Affairs. The Bank is required to contribute to these post-employment benefits by paying social insurance premium and accident insurance the rate of 17,5% of an employee's basic salary monthly. Other than that, the Bank has no further obligation relating to post-employment benefits.

**4.27.2 Voluntary resignation benefits**

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

**4.27.3 Unemployment insurance**

According to current regulations, the Bank is obliged to pay unemployment insurance at a rate of 1.0% of its salary fund used for unemployment insurance purposes and required to deduct 1.0% of each employee's salary to pay simultaneously to the Unemployment Insurance Fund.

**4.28 Related parties**

The parties are considered related parties of the Bank if one party has the ability, directly or indirectly, to control the other party or to significantly influence the other party in making financial and operational decisions, or when the Bank and the other party are under common control or significant common influence. Related parties may include companies or individuals, including their close family members.

**4.29 Segment information**

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

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

**4.30 Financial instruments**

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

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

Financial assets

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

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

*Financial asset at fair value through profit or loss*

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

- a) It is classified as held for trading. A financial asset is classified as held for trading, if:
  - ✓ It is acquired or incurred principally for the purpose of reselling or repurchasing it in the near term;
  - ✓ There is evidence of a recent actual pattern of short-term profit-taking; or
  - ✓ It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, it is designated by the entity at fair value through profit or loss.

*Held-to-maturity investments:*

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

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

*Available-for-sale financial assets*

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

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



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

### 4.30 *Financial instruments* (continued)

#### Financial assets (continued)

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

#### *Loans and receivables:*

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

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

#### Financial liabilities

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

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

#### ▶ *Financial liability at fair value through profit or loss:*

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

- a) It is classified as held for trading. A financial liability is classified as held for trading if:
  - ✓ It is acquired or incurred principally for the purpose of reselling/repurchasing it in the near term;
  - ✓ There is evidence of a recent actual pattern of short-term profit-taking; or
  - ✓ It is a derivative (except derivative that is a financial guarantee contract or effective hedging instrument).
- b) Upon initial recognition, it is designated by the entity as at fair value through profit or loss.

#### ▶ *Financial liability at amortized cost*

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

#### Offsetting of financial instruments

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

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 5. CASH

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
In VND	490,993	481,458
In foreign currencies	57,609	54,431
	<b>548,602</b>	<b>535,889</b>

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

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
In VND	6,967,475	9,364,162
In foreign currencies	57,225	44,693
	<b>7,024,700</b>	<b>9,408,855</b>

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

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

	<i>Ending balance</i> <i>% p.a</i>	<i>Beginning balance</i> <i>% p.a</i>
Demand deposits and deposits with term of less than 12 months in VND	3.00	3.00
Demand deposits and deposits with term of less than 12 months in foreign currencies	8.00	8.00
Deposits with term of from 12 months and above in VND	1.00	1.00
Deposits with term of from 12 months and above in foreign currencies	6.00	6.00

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

	<i>Ending balance</i> <i>% p.a</i>	<i>Beginning balance</i> <i>% p.a</i>
Within compulsory reserve in VND	0.50	0.50
Within compulsory reserve in foreign currencies	0.00	0.00
Over compulsory reserve in VND and foreign currencies	0.00	0.00

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 7. DUE FROM AND LOAN TO OTHER CREDIT INSTITUTIONS

### 7.1 Due from other credit institutions

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
<b>Demand deposits</b>	<b>1,474,084</b>	<b>342,998</b>
In VND	91,611	52,682
In foreign currencies	1,382,473	290,316
<b>Term deposits</b>	<b>32,547,116</b>	<b>26,204,540</b>
In VND (*)	28,536,990	23,830,000
In foreign currencies	4,010,126	2,374,540
	<b>34,021,200</b>	<b>26,547,538</b>

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

	<i>Ending balance</i> <i>% p.a</i>	<i>Beginning balance</i> <i>% p.a</i>
<b>Demand deposits</b>		
In VND	0.00	0.00
In foreign currencies	0.00	0.00
<b>Term deposits</b>		
In VND (*)	0.00 - 6.00	0.00 - 3.70
In foreign currencies	4.75 - 5.10	5.30 - 5.65

(\*) Including deposits for a special credit fund controlled with 0% interest rate according to the policy of the SBV Soc Trang Branch with the amount of VND66,000 million (31 December 2022: VND66,000 million).

### 7.2 Loans to other credit institutions

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

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

	<i>Ending balance</i> <i>% p.a</i>	<i>Beginning balance</i> <i>% p.a</i>
In VND	5.50	Not applicable

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 7. DUE FROM AND LOAN TO OTHER CREDIT INSTITUTIONS (continued)

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

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Standard</b>		
Term deposits	32,547,116	26,204,540
Loans to other credit institutions	1,900,000	-
	<b>34,447,116</b>	<b>26,204,540</b>

## 8. HELD-FOR-TRADING SECURITIES

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Debt securities</b>		
Deposit certificates issued by local credit institutions	-	1,076,343
Government debt securities (i)	340,337	-
	<b>340,337</b>	<b>1,076,343</b>

(i) Government bonds have term from 10 years to 15 years, with an interest rate ranging from 3.80% p.a to 8.80% p.a, interest is paid annually and principal is paid on the maturity date.

Listing status of held-for-trading securities as at year-end is as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Government bonds</b>		
- Listed	340,337	-
<b>Bonds issued by other domestic credit institution</b>		
- Unlisted	-	1,076,343
	<b>340,337</b>	<b>1,076,343</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 9. DERIVATIVES AND OTHER FINANCIAL ASSETS

	<i>Total contract nominal value (at contractual exchange rate) VND million</i>	<i>Total carrying value (at exchange rate as at year-end)</i>	
		<i>Assets VND million</i>	<i>Liabilities VND million</i>
<b>As at 31 December 2024</b>			
Currency forward contracts	-	-	-
Currency swap contracts	14,947,377	89,061	-
<b>Total</b>	<b>14,947,377</b>	<b>89,061</b>	<b>-</b>
<b>Net amount</b>		<b>89,061</b>	
<b>As at 31 December 2023</b>			
Currency forward contracts	975	5	-
Currency swap contracts	6,286,466	19,843	-
<b>Total</b>	<b>6,287,441</b>	<b>19,848</b>	<b>-</b>
<b>Net amount</b>		<b>19,848</b>	

## 10. LOANS TO CUSTOMERS

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Loans to domestic economic entities and individuals	93,223,372	80,576,002
Payments on behalf of customers	42,524	2,725
Loans by commercial bill discount and other valuable papers	371,140	175,703
	<b>93,637,036</b>	<b>80,754,430</b>

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

	<i>Ending balance % p.a</i>	<i>Beginning balance % p.a</i>
In VND	0.30 - 29.25	0.30 - 29.25
In foreign currencies	4.00 - 7.40	3.00 - 9.40

### 10.1 Analysis of loans by quality

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Standard	90,288,767	77,114,842
Special mention	769,999	1,568,456
Substandard	583,717	397,017
Doubtful	496,483	251,044
Loss	1,498,070	1,423,071
	<b>93,637,036</b>	<b>80,754,430</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 10. LOANS TO CUSTOMERS (continued)

### 10.2 Analysis of loans by original term

	Ending balance		Beginning balance	
	VND million	%	VND million	%
Short-term	58,480,666	62.45	50,433,686	62.45
Medium-term	17,826,226	19.04	12,850,110	15.92
Long-term	17,330,144	18.51	17,470,634	21.63
	<b>93,637,036</b>	<b>100</b>	<b>80,754,430</b>	<b>100</b>

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

	Ending balance		Beginning balance	
	VND million	%	VND million	%
Household business, individuals	44,006,464	47.00	36,019,943	44.60
Other private limited companies	30,861,771	32.96	26,863,231	33.27
Other joint stock companies	17,817,151	19.03	16,588,491	20.54
Foreign direct invested companies	767,020	0.82	913,921	1.13
One-member limited liability companies with the State owning 100% of capital	124,128	0.13	227,051	0.28
Others	60,502	0.06	141,771	0.18
	<b>93,637,036</b>	<b>100</b>	<b>80,754,430</b>	<b>100</b>

### 10.4 Analysis of loans by economic sector

	Ending balance		Beginning balance	
	VND million	%	VND million	%
Households services, production of material products and services used by households	44,006,464	47.00	36,019,943	44.60
Real estate	17,228,200	18.40	16,015,253	19.83
Wholesale and retail trade, repair of motor vehicles, motorcycles and personal goods	8,177,995	8.73	8,465,055	10.48
Financial, banking and insurance activities	7,075,900	7.56	1,938,835	2.40
Construction	6,680,198	7.13	3,863,144	4.78
Processing and manufacturing	2,763,520	2.95	3,368,051	4.17
Accommodation services	1,831,769	1.96	2,692,589	3.33
Healthcare and social assistance activities	1,511,411	1.61	1,716,476	2.13
Other industries	4,361,579	4.66	6,675,084	8.28
	<b>93,637,036</b>	<b>100</b>	<b>80,754,430</b>	<b>100</b>



# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

B05/TCTD

## 10. LOANS TO CUSTOMERS (continued)

### 10.5 Analysis of loans by currency

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
In VND	93,267,210	79,974,696
In foreign currencies	369,826	779,734
	<b>93,637,036</b>	<b>80,754,430</b>

## 11. PROVISION FOR CREDIT LOSSES

Provision expenses for the year comprised of:

	<i>Note</i>	<i>Current year VND million</i>	<i>Previous year VND million</i>
Specific provision charged for loans to customers	11	708,782	20,596
General provision charged for loans to customers	11	96,057	131,347
General provision reversed for bonds issued by the local economic entity	12.2	-	(29,307)
Provision reversed for other credit risk assets	15.4	-	(7,468)
		<b>804,839</b>	<b>115,168</b>

Results of loan classification as at 31 December 2024 and corresponding provision for loan losses as required by Decree 86, Circular 31 and the Bank's policy on loan classification and provision:

<i>Classification</i>	<i>Balance VND million</i>	<i>Specific provision VND million</i>	<i>General provision VND million</i>	<i>Total provision VND million</i>
Standard	90,288,767	-	677,166	677,166
Special mention	769,999	8,977	5,775	14,752
Substandard	583,717	41,035	4,378	45,413
Doubtful	496,483	82,653	3,723	86,376
Loss	1,498,070	320,255	-	320,255
	<b>93,637,036</b>	<b>452,920</b>	<b>691,042</b>	<b>1,143,962</b>

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

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

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 11. PROVISION FOR CREDIT LOSSES (continued)

Changes in provision for credit losses on loans to customers for the year ended as at 31 December 2023 are as follows:

	<i>Specific provision VND million</i>	<i>General provision VND million</i>	<i>Total VND million</i>
Beginning balance	162,291	463,638	625,929
Provision charged for the year	20,596	131,347	151,943
<b>Ending balance</b>	<b>182,887</b>	<b>594,985</b>	<b>777,872</b>

## 12. INVESTMENT SECURITIES

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Available-for-sale investment securities</b>	<b>2,729,322</b>	<b>346,650</b>
Government bonds	298,843	146,650
Bonds issued by other domestic credit institution	2,430,479	200,000
<b>Held-to-maturity investment securities</b>	<b>19,688,082</b>	<b>16,093,755</b>
Government bonds	8,337,826	8,342,364
Bonds issued by other domestic credit institution	7,500,000	5,100,000
State Treasury	3,000,000	-
Deposit certificates issued by local credit institutions	850,256	2,651,391
	<b>22,417,404</b>	<b>16,440,405</b>

### 12.1 Available-for-sale investment securities

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Debt securities</b>		
Government bonds (i)	298,843	146,650
Deposit certificates issued by local credit institutions (ii)	2,430,479	200,000
	<b>2,729,322</b>	<b>346,650</b>

- (i) Government bonds have terms from 10 years to 15 years, bear interest rate from 2.30% p.a to 2.80% p.a, interest is paid annually and the principal is paid at maturity.
- (ii) Deposit certificates issued by local credit institutions have a term of 7 months to 1 year, with an interest rate ranging from 4.30% p.a to 6.00% p.a, interest is paid annually and principal paid on the maturity date.

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 12. INVESTMENT SECURITIES (continued)

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

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

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
<b>Government bonds</b>		
- Listed	298,843	146,650
<b>Bonds issued by other domestic credit institution</b>		
- Unlisted	2,430,479	200,000
	<b>2,729,322</b>	<b>346,650</b>

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

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
<b>Debt securities</b>		
Government bonds (i)	8,337,826	8,342,364
Deposit certificates issued by local credit institutions (ii)	7,500,000	5,100,000
State treasury (iii)	3,000,000	-
Bond issued by the local economic entity (iv)	850,256	2,651,391
	<b>19,688,082</b>	<b>16,093,755</b>

- (i) Government bonds have terms from 10 years to 20 years, bear interest rate from 2.10% p.a to 3.60% p.a, interest is paid annually and the principal is paid at maturity.
- (ii) Deposit certificates issued by local credit institutions have terms from 6 months to 1 year, bear interest rate from 5.90% p.a. to 7.50% p.a, interest is paid annually and the principal is paid at maturity.
- (iii) State treasury issued by the State Bank of Vietnam's Transaction Office have a term of 28 days with an interest rate ranging from 3.99% p.a to 4.00% p.a, with interest paid at the beginning annually and principal repaid on the maturity date.
- (iv) Bonds issued by other domestic credit institutions have a term of 3 to 15 years, an fixed/float interest rate ranging from 3.00% p.a to 5.875% p.a, with interest paid annually and principal repaid in a lump sum on the maturity date.

In which, the Bank is using the number of Government bonds and bonds issued by other domestic credit institutions with a total value of VND1,200,000 million and VND28,000 million to ensure borrowings other credit institutions and granted limits for transactions conducted with the SBV (Note 32.2).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

B05/TCTD

## 12. INVESTMENT SECURITIES (continued)

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

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

	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Face value VND million</i>	<i>Book value VND million</i>	<i>Face value VND million</i>	<i>Book value VND million</i>
<b>Government bonds</b>	<b>8,290,000</b>	<b>8,337,826</b>	<b>8,290,000</b>	<b>8,342,364</b>
- Listed	8,290,000	8,337,826	8,290,000	8,342,364
<b>Certificates of deposit</b>	<b>7,500,000</b>	<b>7,500,000</b>	<b>5,100,000</b>	<b>5,100,000</b>
- Unlisted	7,500,000	7,500,000	5,100,000	5,100,000
<b>Bonds issued by other domestic credit</b>	<b>838,000</b>	<b>850,256</b>	<b>2,638,000</b>	<b>2,651,391</b>
- Listed	538,000	550,256	538,000	551,391
- Unlisted	300,000	300,000	2,100,000	2,100,000
<b>State Treasury</b>	<b>3,000,000</b>	<b>3,000,000</b>	-	-
- Unlisted	3,000,000	3,000,000	-	-
	<b>19,628,000</b>	<b>19,688,082</b>	<b>16,028,000</b>	<b>16,093,755</b>

Movement of provision for held-to-maturity investment securities for the year is as follows:

	<i>Current year VND million</i>	<i>Previous year VND million</i>
Beginning balance	-	29,307
Provision reversed for the year	-	(29,307)
<b>Ending balance</b>	<b>-</b>	<b>-</b>

Listing status of investment securities (excluding special bonds, State treasury issued by government) is as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
<b>Standard</b>		
Available-for-sale debt securities	2,430,479	200,000
Held-to-maturity investment securities	8,350,256	7,751,391
	<b>10,780,735</b>	<b>7,951,391</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

B05/TCTD

## 13. LONG TERM INVESTMENTS

Details for long-term investment as at 31 December 2024 are as follows:

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Investment in subsidiary	5,000	5,000
Other long-term investments	-	1,400
	<b>5,000</b>	<b>6,400</b>
Provision for long-term investments	(874)	(2,386)
	<b>4,126</b>	<b>4,014</b>

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

	<i>Current year VND million</i>	<i>Previous year VND million</i>
<b>Beginning balance</b>	<b>2,386</b>	<b>6,284</b>
Provision reserved for the year	(112)	(3,898)
Provison used	(1,400)	-
<b>Ending balance</b>	<b>874</b>	<b>2,386</b>

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# Vietnam Thuong Tin Commercial Joint Stock Bank

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

## 14. FIXED ASSETS

### 14.1 Tangible fixed assets

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

	Buildings and structures VND million	Office equipment VND million	Transportation vehicles VND million	Other tangible fixed assets VND million	Total VND million
<b>Cost</b>					
Beginning balance	655,139	298,964	160,548	32,086	1,146,737
Purchased in the year	412	3,356	-	-	3,768
Transferred from construction in progress	2,508	12,462	8,780	-	23,750
Disposals	(33,866)	(10,726)	(2,622)	(1,044)	(48,258)
Ending balance	624,193	304,056	166,706	31,042	1,125,997
<b>Accumulated depreciation</b>					
Beginning balance	246,795	138,754	132,366	27,480	545,395
Depreciation charge for the year	23,371	33,962	5,287	674	63,294
Disposals	(13,139)	(10,726)	(1,216)	(1,044)	(26,125)
Ending balance	257,027	161,990	136,437	27,110	582,564
<b>Net book value</b>					
Beginning balance	408,344	160,210	28,182	4,606	601,342
Ending balance	367,166	142,066	30,269	3,932	543,433

Cost of tangible fixed assets fully depreciated but still in use as at 31 December 2024 is VND276,925 million (as at 31 December 2023: VND265,843 million).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

B05/TCTD

## 14. FIXED ASSETS (continued)

### 14.2 Intangible fixed assets

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

	<i>Land use rights</i> VND million	<i>Computer software</i> VND million	<i>Total</i> VND million
<b>Cost</b>			
Beginning balance	59,600	339,379	398,979
Transferred from construction in progress	-	4,591	4,591
Disposals	(16,469)	-	(16,469)
Other decrease	-	(2,001)	(2,001)
Ending balance	<u>43,131</u>	<u>341,969</u>	<u>385,100</u>
<b>Accumulated amortization</b>			
Beginning balance	-	191,553	191,553
Amortization charge for the year	-	38,244	38,244
Other decrease	-	(138)	(138)
Ending balance	<u>-</u>	<u>229,659</u>	<u>229,659</u>
<b>Net book value</b>			
Beginning balance	<u>59,600</u>	<u>147,826</u>	<u>207,426</u>
Ending balance	<u><u>43,131</u></u>	<u><u>112,310</u></u>	<u><u>155,441</u></u>

Cost of intangible fixed assets fully depreciated but still in use as at 31 December 2024 is VND2,380 million (31 December 2023: VND2,380 million).

## 15. OTHER ASSETS

### 15.1 Receivables

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Constructions in progress (i)	330,020	35,834
Deposits for office rental	62,273	55,228
Advance payment to employees	56,881	25,192
Collateral, mortgage and pledge (ii)	52,384	51,222
Receivables from remittance operation	31,890	19,551
Advance payment to suppliers	22,914	9,490
Foreclosed assets not yet transferred to the Bank	12,300	12,300
Shortage of assets awaiting resolution	10,416	10,796
Advances for resolving of collaterals	10,188	10,188
Receivables from card payment activities	-	309,805
Other receivables	28,424	29,786
	<u>617,690</u>	<u>569,392</u>
Provision for receivables	<u>(13,548)</u>	<u>(11,008)</u>
	<u><u>604,142</u></u>	<u><u>558,384</u></u>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 15. OTHER ASSETS (continued)

### 15.1 Receivables (continued)

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

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Land use rights at Tan Binh District, Ho Chi Minh City	86,800	-
Land use rights at District 3, Ho Chi Minh City	80,027	-
Land use rights at Binh Tri Dong Ward, Binh Tan District, Ho Chi Minh City	50,020	-
Land use right at An Cu Ward, Ninh Kieu District, Can Tho City	39,800	-
Renovation costs	34,700	8,714
Computer software	14,990	23,104
Land use rights at Highway 13, Quarter 2, My Phuoc Ward, Ben Cat, Binh Duong	9,870	-
Procurement of Transport	7,168	-
Other assets	6,645	4,016
	<b>330,020</b>	<b>35,834</b>

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

	<i>Current year</i> VND million	<i>Previous year</i> VND million
Beginning balance	35,834	17,739
Increase in the year	439,375	113,695
Transfer to tangible fixed assets	(23,750)	(30,500)
Transfer to intangible fixed assets	(4,591)	(12,900)
Transfer to prepaid expenses	(116,848)	(52,200)
<b>Ending balance</b>	<b>330,020</b>	<b>35,834</b>

(ii) Collateral, mortgage and pledge:

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Visa deposit	50,779	50,011
Other deposit	1,605	1,211
	<b>52,384</b>	<b>51,222</b>



# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 15. OTHER ASSETS (continued)

### 15.2 Interest and fees receivable

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Interest receivable from loans to customers	2,053,697	2,264,204
Interest receivable from investment securities	345,606	339,131
Interest receivable from deposits and loans to other credit institution	155,747	103,176
Interest and fees receivable from currency swap transactions	5,545	1,038
	<b>2,560,595</b>	<b>2,707,549</b>

### 15.3 Other assets

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Prepaid expenses (i)	91,362	119,499
Foreclosed assets (ii)	13,576	13,576
Tools and equipment	12,557	8,824
Others	39,821	36,037
	<b>157,316</b>	<b>177,936</b>

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

	<i>Current year</i> VND million	<i>Previous year</i> VND million
Beginning balance	119,499	130,567
Increase in the year	569,397	811,760
Allocate in the year	(597,534)	(822,828)
<b>Ending balance</b>	<b>91,362</b>	<b>119,499</b>

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

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

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# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 15. OTHER ASSETS (continued)

### 15.4 Provision for other assets

The balance of provisions for other assets includes:

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Provision for other receivables		
- Advances for debts collection	10,188	10,188
- Shortage of assets awaiting resolution	2,540	-
- Other receivables	820	820
	<b>13,548</b>	<b>11,008</b>

Movement of provision for other assets during the year are as follows:

	<i>Current year</i> VND million	<i>Previous year</i> VND million
<b>Beginning balance</b>	<b>11,008</b>	<b>18,476</b>
Provision charged/(reversed) for credit risk assets	2,540	(7,468)
<b>Ending balance</b>	<b>13,548</b>	<b>11,008</b>

## 16. BORROWINGS FROM THE GOVERNMENT AND THE SBV

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Borrowing through discount of valuable papers (i)	215,774	-
Refinancing borrowings to support housing loans (ii)	7,117	9,020
	<b>222,891</b>	<b>9,020</b>

(i) The discount borrowings for valuable papers at the end of the year is the sale of bonds to the State Bank with a term of 14 days at an interest rate of 4% per year.

(ii) The refinancing borrowings to support housing loans at the end of the year is the SBV's loan under the package of VND 30,000 billion to support real estate with an interest rate of 3.50% p.a (as of December 31, 2023: 3.50% p.a).

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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

### 17.1 Due to other credit institutions

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
<b>Demand deposits</b>	<b>1,297</b>	<b>1,144</b>
In VND	1,297	1,144
<b>Term deposits</b>	<b>33,041,064</b>	<b>23,138,340</b>
In VND	28,871,025	20,763,800
In USD	4,170,039	2,374,540
	<b><u>33,042,361</u></b>	<b><u>23,139,484</u></b>

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

	<i>Ending balance</i> % p.a	<i>Beginning balance</i> % p.a
Demand deposits in VND	0.00	0.00 - 0.30
Term deposits in VND	3.80 - 6.00	0.50 - 3.65
Term deposits in USD	4.75 - 5.10	5.10 - 5.70

### 17.2 Borrowings from other credit institutions

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
In VND	5,300,000	3,001,953
In USD	73,806	480,337
	<b><u>5,373,806</u></b>	<b><u>3,482,290</u></b>

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

	<i>Ending balance</i> % p.a	<i>Beginning balance</i> % p.a
In VND	5.50 - 6.20	5.92 - 6.57
In USD	5.05 - 5.38	5.99 - 6.89

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 18. DUE TO CUSTOMERS

### 18.1 Analysis by products

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
<b>Demand deposits</b>	<b>4,599,655</b>	<b>7,412,937</b>
Demand deposits in VND	4,552,551	7,334,876
Demand deposits in foreign currencies	47,104	78,061
<b>Term deposits</b>	<b>7,976,453</b>	<b>8,187,198</b>
Term deposits in VND	7,938,763	8,117,101
Term deposits in foreign currencies	37,690	70,097
<b>Saving deposits</b>	<b>82,167,416</b>	<b>74,295,928</b>
Term saving deposits in VND	81,662,846	73,971,001
Term saving deposits in foreign currencies	504,570	324,927
<b>Margin deposits</b>	<b>95,918</b>	<b>91,550</b>
Margin deposits in VND	95,910	91,542
Margin deposits in foreign currencies	8	8
<b>Deposits for specific purposes</b>	<b>6,235</b>	<b>13,198</b>
Deposits for specific purposes in VND	633	635
Deposits for specific purposes in foreign currencies	5,602	12,563
	<b>94,845,677</b>	<b>90,000,811</b>

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

	<i>Ending balance</i> <i>% p.a</i>	<i>Beginning balance</i> <i>% p.a</i>
Demand deposits in VND	0.00 - 0.50	0.00 - 0.50
Demand deposits in foreign currencies	0.00	0.00
Term deposits in VND	0.30 - 9.85	0.00 - 11.80
Term deposits in foreign currencies	0.00	0.00
Term saving deposits in VND	0.30 - 11.80	0.50 - 12.50
Term saving deposits in foreign currencies	0.00	0.00
Margin deposits in VND	0.00 - 7.10	0.00 - 10.70
Margin deposits in foreign currencies	0.00	0.00
Deposits for specific purposes in VND	0.00 - 0.30	0.00 - 0.30
Deposits for specific purposes in foreign currencies	0.00	0.00

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 18. DUE TO CUSTOMERS (continued)

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

	Ending balance		Beginning balance	
	VND million	%	VND million	%
<b>Economic entities</b>	<b>7,761,241</b>	<b>8.18</b>	<b>10,799,442</b>	<b>12.00</b>
Other joint-stock companies	4,017,289	4.24	4,655,181	5.17
Other private limited companies	1,644,206	1.73	3,535,046	3.93
State-owned companies	496,593	0.52	961,829	1.07
Operation administration entity, the Party, unions and associations	562,878	0.59	689,489	0.77
Foreign direct invested enterprises	200,482	0.21	213,975	0.24
Co-operatives and unions of co-operative	63,181	0.07	139,886	0.16
Two or more members limited liability companies with the State owning over 50% of capital or controlled by the State	76,199	0.08	67,117	0.07
One-member limited liability companies with the State owning 100% of capital	15,627	0.02	35,119	0.04
Private enterprises	2,903	0.00	1,326	0.00
Partnership companies	1,527	0.00	685	0.00
Joint stock companies with the State owning over 50% of capital or ordinary shares; or controlled by the State	12,237	0.01	288	0.00
Others	668,119	0.70	499,501	0.55
<b>Individuals</b>	<b>87,084,436</b>	<b>91.82</b>	<b>79,201,369</b>	<b>88.00</b>
	<b>94,845,677</b>	<b>100</b>	<b>90,000,811</b>	<b>100</b>

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

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## 19. VALUABLE PAPERS ISSUED

Valuable papers issued by type of maturity are as follows:

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Certificate of deposits less than 1 year	13,215,000	8,020,000
Certificate of deposits over 5 years	771,090	-
Bonds having term over 5 years	3,692,170	3,531,170
	<b>17,678,260</b>	<b>11,551,170</b>

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

	<i>Ending balance</i> % p.a	<i>Beginning balance</i> % p.a
Certificates of deposit less than 1 year	5.50 - 6.20	5.80 - 10.50
Certificates of deposit over 5 years	7.80	Not applicable
Bonds having term over 5 years	7.18 - 7.80	7.45 - 10.10

## 20. OTHER LIABILITIES

### 20.1 Interest and fees payable

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
Interest payables for deposits	2,033,740	2,460,277
Interest payable from valuable papers issued	419,475	432,258
Interest payables for borrowings	113,535	17,767
Other interest and fees payable	1,753	19,296
	<b>2,568,503</b>	<b>2,929,598</b>

### 20.2 Other payables

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
<b>Internal payables</b>	<b>104,799</b>	<b>107,207</b>
Payables to employees	91,651	34,924
Bonus and welfare fund (i)	13,148	72,283
<b>External payables</b>	<b>322,081</b>	<b>146,848</b>
Tax and other statutory obligations	69,505	81,811
Payments pending in payment operations	189,027	45,288
Unearned guarantee fee	16,434	11,177
Payable for remittance operation	46,374	5,252
Other payables	741	3,320
	<b>426,880</b>	<b>254,055</b>

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# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 20. OTHER LIABILITIES

### 20.2 *Interest and fees payable* (continued)

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

	<u>Current year</u> <u>VND million</u>	<u>Previous year</u> <u>VND million</u>
<b>Beginning balance</b>	<b>72,283</b>	<b>61,271</b>
Appropriation in year	30,000	17,999
Utilization during the year	(89,135)	(6,987)
<b>Ending balance</b>	<b>13,148</b>	<b>72,283</b>

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

	<u>Beginning</u> <u>balance</u> <u>VND million</u>	<u>Movement during the year</u>		<u>Ending</u> <u>balance</u> <u>VND million</u>
		<u>Payable</u> <u>VND million</u>	<u>Paid</u> <u>VND million</u>	
Value added tax	1,370	21,179	(21,413)	1,136
Corporate income tax	77,444	230,373	(247,156)	60,661
Personal income tax	2,997	54,508	(49,797)	7,708
Other taxes and fees	-	7,559	(7,559)	-
	<b>81,811</b>	<b>313,619</b>	<b>(325,925)</b>	<b>69,505</b>

### 21.1 *Corporate income tax*

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

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

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



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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 21. TAXES AND OTHER OBLIGATIONS TO THE STATE BUDGET (continued)

### 21.1 Corporate income tax (continued)

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

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
	<u>                    </u>	<u>                    </u>
<b>Profit before tax</b>	<b>1,131,298</b>	<b>811,945</b>
Income tax expense using tax rate applicable for the Bank (20%)	226,260	162,389
<b>Adjustments to increase</b>	<b>3,919</b>	<b>2,690</b>
Non-deductible expense	3,919	2,690
<b>Adjustments to decrease</b>	<b>(15)</b>	<b>-</b>
Income from real estate transfer	(15)	-
<b>CIT expense for business operations</b>	<b>230,164</b>	<b>165,079</b>
Income from real estate transfer	75	-
<b>CIT expenses from real estate transfer</b>	<b>15</b>	<b>-</b>
Adjustment to CIT for previous years	194	-
<b>CIT expenses for the year</b>	<b><u>230,373</u></b>	<b><u>165,079</u></b>





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## 22. CAPITAL AND RESERVES

### 22.1 Movements of changes in owners' equity

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

	Charter capital VND million	Share premium VND million	Capital supplementary reserve VND million	Financial reserve VND million	Undistributed profit VND million	Total VND million
Beginning balance	4,776,827	-	166,465	329,335	1,623,032	6,895,659
Increase in the year	934,706	(237)	-	-	-	934,469
Increase capital contribution from undistributed profits	1,427,880	-	-	-	(1,427,880)	-
Net profit for the year	-	-	-	-	900,925	900,925
Appropriation to bonus and welfare funds	-	-	-	-	(30,000)	(30,000)
Appropriation to reserves	-	-	90,093	90,092	(180,185)	-
Ending balance	7,139,413	(237)	256,558	419,427	885,892	8,701,053

During the year, the Bank made the bonus and welfare fund according to the approval of the profit distribution plan for 2023 on 22 April 2024.

For the fiscal year ending 31 December 2024, the Bank has issued additional: (i) 93,470,601 shares to increase its capital from the existing shareholders and (ii) 142,788,059 shares to increase its capital from the owner's equity source. Accordingly, the Bank has recorded an increase in charter capital of an additional 2,362,586,600,000 VND from 4,776,826,690,000 VND to 7,139,413,290,000 VND.

### 22.2 Share capital

	Ending balance		Beginning balance	
	Quantity of shares	Value VND million	Quantity of shares	Value VND million
Approved share capital	713,941,329	7,139,413	477,682,669	4,776,827
Issued share capital	713,941,329	7,139,413	477,682,669	4,776,827
Common shares	713,941,329	7,139,413	477,682,669	4,776,827
Outstanding shares	713,941,329	7,139,413	477,682,669	4,776,827
Common shares	713,941,329	7,139,413	477,682,669	4,776,827

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

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## 23. INTEREST AND SIMILAR INCOME

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
Interest income from loans to customers	7,647,911	7,883,096
Interest income from securities investments	848,415	888,460
Interest income from deposits	1,126,668	898,762
Income from guarantee service	9,620	8,661
Other income from credit activities	89,243	81,936
	<b>9,721,857</b>	<b>9,760,915</b>

## 24. INTEREST AND SIMILAR EXPENSES

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
Interest expense on deposits	5,811,369	7,057,083
Interest expense on valuable paper issued	890,831	625,097
Interest expense on borrowings	203,962	69,309
Other credit activities expenses	4,185	9,592
	<b>6,910,347</b>	<b>7,761,081</b>

## 25. NET FEE AND COMMISSION INCOME

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
<b>Fee and commission income</b>	<b>231,629</b>	<b>189,796</b>
Income from settlement services	126,652	79,728
Income from card services	62,098	67,568
Income from service activities	15,708	15,423
Other incomes	27,171	27,077
<b>Fee and commission expenses</b>	<b>(100,674)</b>	<b>(95,857)</b>
Expense from card services	(55,611)	(61,033)
Expense from settlement service	(24,943)	(17,068)
Expense on consultant fee	(9,089)	(6,853)
Expense from postal and communication	(210)	(193)
Other expenses	(10,821)	(10,710)
<b>Net income from services</b>	<b>130,955</b>	<b>93,939</b>

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 26. NET GAIN FROM TRADING OF FOREIGN CURRENCIES

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
<b>Income from trading of foreign currencies</b>	<b>179,588</b>	<b>197,562</b>
Income from spot foreign exchange trading	99,860	73,172
Income from currency derivative financial instruments	79,728	124,390
<b>Expense from trading of foreign currencies</b>	<b>(99,373)</b>	<b>(132,267)</b>
Expense from spot foreign exchange trading	(31,017)	(51,800)
Expense from currency derivative financial instruments	(68,356)	(80,467)
	<b>80,215</b>	<b>65,295</b>

## 27. NET GAIN FROM TRADING OF INVESTMENT SECURITIES

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
Income from trading of investment securities	21,212	79,782
Expense from trading of investment securities	(2,203)	(2,134)
	<b>19,009</b>	<b>77,648</b>

## 28. NET GAIN FROM OTHER OPERATING ACTIVITIES

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
<b>Other incomes</b>	<b>463,620</b>	<b>161,312</b>
Income from recovery of written off bad debts	463,175	149,750
Income from deposit to purchase of real estate	-	8,604
Income from disposal fixed assets	324	1,966
Other incomes	121	992
<b>Other expenses</b>	<b>(9,780)</b>	<b>(10,665)</b>
Other expenses	(8,801)	(10,637)
Expense from fixed assets disposals	(979)	(28)
	<b>453,840</b>	<b>150,647</b>



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## 29. OPERATING EXPENSES

	<i>Current year</i> <i>VND million</i>	<i>Previous year</i> <i>VND million</i>
<b>Employee expenses</b>	<b>753,924</b>	<b>660,895</b>
Salary and allowances	617,059	522,527
Salary related expenses	62,606	57,501
Other allowances	74,259	80,867
<b>Operating expense relating to assets</b>	<b>409,192</b>	<b>422,160</b>
Expense on assets rental	196,052	183,125
Depreciation and amortization expenses	101,538	98,915
Expense on repairing and maintenance	98,292	126,522
Expense on tools and equipment	12,102	12,027
Expense from assets insurance	1,208	1,571
<b>Other operating expenses</b>	<b>396,276</b>	<b>377,195</b>
Expense on deposit insurance	125,258	101,773
Expense on advertising and marketing	44,582	57,953
Expense on meeting, conference and protocol	37,608	31,469
Electricity and water expenses	30,584	28,229
Postal and communication expense	21,222	26,449
Non-deductible value added tax expense	16,073	17,547
Business trip expense	9,490	9,489
Materials and printing expense	7,114	7,595
Oil and gas expense	5,795	6,235
Other expenses	96,122	94,354
<b>Expense on provision (excluding provision for credit risks, securities risks)</b>		
Provision charged for other receivables	2,540	-
Provision reversed for long term investment	(112)	(3,898)
	<b>1,559,392</b>	<b>1,460,250</b>

## 30. CASH AND CASH EQUIVALENTS

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

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
Cash	548,602	535,889
Balances with the SBV	7,024,700	9,408,855
Demand deposit at other credit institutions	1,474,084	342,998
State Treasury	3,000,000	-
Deposits at other credit institutions with term not exceeding three (3) months	32,547,116	26,204,540
	<b>44,594,502</b>	<b>36,492,282</b>

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## 31. EMPLOYEES' INCOME

	<u>Current year</u>	<u>Previous year</u>
<b>I. Total average number of employees</b> (person)	<b>2,659</b>	<b>2,552</b>
<b>II. Employees' income</b> (VND million)		
1. Total salary fund and bonus	617,059	522,527
2. Other income	74,259	80,865
<b>3. Total income (1+2)</b>	<b>691,318</b>	<b>603,392</b>
4. Average salary per capita	19.34	17.06
5. Average income per capita	21.67	19.70

## 32. COLLATERALS AND MORTGAGES

### 32.1 *Assets, valuable papers received for mortgage and pledge*

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

	<u>Ending balance</u> <u>VND million</u>	<u>Beginning balance</u> <u>VND million</u>
Real estate properties	147,620,415	110,069,910
Valuable papers	22,163,111	11,355,585
Movable assets	5,159,176	2,469,402
Other assets	8,473,847	9,745,106
	<b>183,416,549</b>	<b>133,640,003</b>

### 32.2 *Assets, valuable papers used for mortgage and pledge*

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

	<u>Ending balance</u> <u>VND million</u>	<u>Beginning balance</u> <u>VND million</u>
Government bonds	28,000	228,000
Bonds issued by other domestic credit intuitions	1,200,000	1,469,000
	<b>1,228,000</b>	<b>1,697,000</b>

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 33. OFF BALANCE SHEET COMMITMENTS

### 33.1 Foreign exchange commitments

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

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

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

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

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
<b>Foreign exchange commitments</b>		
- Spot foreign exchange commitments - buy	3,330,715	1,405,237
- Spot foreign exchange commitments - sell	83,194	1,405,388
- Swap commitments	31,988,036	15,499,596
	<b>35,401,945</b>	<b>18,310,221</b>

### 33.2 Trade finance commitments

In the normal course of business, the Bank is parties to financial instruments that are recorded off-statement of financial position. These financial instruments mainly comprise foreign exchange commitments, guarantee commitments and commercial letters of credit. These instruments involve elements of credit risk for the Bank, which are not reflected in the items recognized in the separate statement of financial position. Credit risk for off-statement of financial position financial instruments is defined as the possibility of sustaining a loss for the Bank if any other party to a financial instrument fails to perform in accordance with the terms of the contract.

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

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

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

# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 33. OFF BALANCE SHEET COMMITMENTS (continued)

### 33.2 Trade finance commitments (continued)

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

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

	<i>Ending balance</i>		<i>Beginning balance</i>			
	<i>Contract value - gross VND million</i>	<i>Margin deposit VND million</i>	<i>Contract value - net VND million</i>	<i>Contract value - gross VND million</i>	<i>Margin deposit VND million</i>	<i>Contract value - net VND million</i>
<b>Guarantee for loans</b>	<b>50</b>	<b>-</b>	<b>50</b>	<b>50</b>	<b>-</b>	<b>50</b>
Letters of Credit	25,743	(3,970)	21,773	8,414	(11,068)	(2,654)
Other guarantees	842,478	(16,869)	825,609	1,039,763	(9,324)	1,030,439
Other commitments	8,804,949	-	8,804,949	6,707,990	-	6,707,990
<b>Off balance sheet commitments</b>	<b>9,673,170</b>	<b>(20,839)</b>	<b>9,652,331</b>	<b>7,756,167</b>	<b>(20,392)</b>	<b>7,735,775</b>
	<b>9,673,220</b>	<b>(20,839)</b>	<b>9,652,381</b>	<b>7,756,217</b>	<b>(20,392)</b>	<b>7,735,825</b>

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

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Current		
<i>In which:</i>		
- Letters of credit	21,773	(2,654)
- Other guarantees	825,609	1,030,439

### 33.3 Interest and receivable fees not yet collected

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

	<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Interest and receivable fees not yet collected	<b>930,391</b>	<b>740,310</b>



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## 33. OFF BALANCE SHEET COMMITMENTS (continued)

### 33.4 Written-off debts

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

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
Debts that have been written-off and under monitoring		
Principal	370,600	393,557
Interest	10,576	10,614
	<b>381,176</b>	<b>404,171</b>

### 33.5 Assets and other documents

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

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
Other assets kept for customers	187,844	383,369
Security assets received as replacement for performance of the securing party's obligation awaiting resolution	12,300	12,300
Other valuable assets being preserved	12,775	15,000
	<b>212,919</b>	<b>410,669</b>

## 34. RELATED PARTY TRANSACTIONS

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

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



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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 34. RELATED PARTY TRANSACTIONS (continued)

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

<i>Related party</i>	<i>Transactions</i>	<i>Current year VND million</i>	<i>Previous year VND million</i>
Vietbank	Deposit taken on demand deposit account	11,961	19,400
AMC	Deposit taken on deposit account	3,500	9,526
Company	Deposit disbursed on demand deposit account	10,348	18,403
	Deposit disbursed on deposit account	6,066	6,013
	Interest payment on demand deposits	4	4
	Interest payment on deposits	60	59
	Expense on fiduciary duties to resolve debts	5,770	9,409
Board of Directors,	Deposit taken on demand deposit account	328,357	427,569
Board of Management and Board of Supervisors	Deposit taken on deposit account	52,519	55,112
	Deposit disbursed on demand deposit account	345,477	407,883
	Deposit disbursed on deposit account	50,807	67,332
	Interest payment on demand deposits	29	129
	Interest payment on deposits account	1,487	3,127
	Other pending payments	-	782
Remuneration for members of the Board of Directors	Mr Duong Nhat Nguyen - Chairman	13,500	9,556
	Mr Nguyen Huu Trung - Vice Chairman cum Independent member	4,083	2,766
	Ms Le Thi Xuan Lan - Member	744	778
	Ms Luong Thi Huong Giang - Member	842	848
	Ms Quach To Dung - Member	911	933
Remuneration for members of the Board of Supervision		1,969	2,155
Salary and allowances of the Board of Management	General Director (*)	10,120	2,154
	Members of the Board of Management	15,271	17,176
Related parties with the Board of Directors, Board of Management and Board of Supervisors	Deposit taken on demand deposit account	2,977,463	7,372,005
	Deposit taken on deposit account	228,221	279,466
	Deposit disbursed on demand deposit account	2,962,599	7,375,357
	Deposit disbursed on deposit account	231,200	301,138
	Interest payment on demand deposits	7,795	585
	Interest payment on deposits	1,468	6,578
	Loan	335,758	482,440
	Interest income from loans	5,609	532,923
	Interest payment on loans	38,239	99,599
	Payment purchase real estate	130,047	-

(\*) Mr. Nguyen Huu Trung, Vice Chairman of the Board of Directors appointed as Acting General Director from 15 October 2021 to 14 August 2023, has received remuneration from the Board of Directors, so he does not receive the General Director's salary.



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## 34. RELATED PARTY TRANSACTIONS (continued)

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

<i>Related party</i>	<i>Transactions</i>	<i>Receivables/(payables)</i>	
		<i>Ending balance VND million</i>	<i>Beginning balance VND million</i>
Vietbank AMC Company	Demand deposits	(2,696)	(1,079)
	Term deposit	(1,511)	(4,017)
	Accrued interest payable on demand deposit	(4)	(6)
	Other payables	(472)	
Board of Directors, Board of Management and Board of Supervisors	Demand deposits	(6,009)	(66,254)
	Term deposit	(33,540)	(6,311)
	Accrued Interest payable on term deposit	(407)	(782)
	Loan balance	824	1,285
Related party with the Board of Directors, Board of Management and Board of Supervisors	Accrued interest payable on loan	-	82
	Demand deposit	(34,155)	(115,128)
	Term deposit	(40,710)	(36,551)
	Accrual interest payable on demand deposit	(1)	-
Board of Management and Board of Supervisors	Accrual interest payable on term deposit	(571)	(84)
	Loan balance	136,696	692,599
	Accrual interest receivable on loan	4,204	-

## 35. FINANCIAL RISK MANAGEMENT POLICIES

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

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

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

### (i) RMC responsibilities:

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

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

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

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

### 35.1 Credit risk

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

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

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

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

	<i>Ending balance</i> VND million	<i>Beginning balance</i> VND million
<b>Credit risk exposure on-balance-sheet items</b>		
Balances with the SBV	7,024,700	9,408,855
Due from and loans to other credit institutions	35,921,200	26,547,538
Held-for-trading securities	340,337	1,076,343
Derivatives financial instruments	89,061	19,848
Loans to customers - gross	93,637,036	80,754,430
Investment securities		
- Available for sale – gross	2,729,322	346,650
- Held to maturity – gross	19,688,082	16,093,755
Fee and interest receivables	2,560,595	2,707,549
Other financial assets – gross	84,274	380,578
	<b>162,074,607</b>	<b>137,335,546</b>
<b>Off-balance-sheet items</b>		
Guarantee for loans	50	50
Letters of Credit	21,773	(2,654)
Other guarantees	825,609	1,030,439
	<b>847,432</b>	<b>1,027,835</b>
<b>Total credit risk exposure</b>	<b>162,922,039</b>	<b>138,363,381</b>



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## 35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 35.1 Credit risk (continued)

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

	<i>Neither overdue nor impaired VND million</i>	<i>Overdue but not impaired VND million</i>	<i>Overdue and impaired VND million</i>	<i>Total VND million</i>
Balances with the SBV	7,024,700	-	-	7,024,700
Due from and loans to other credit institutions	35,921,200	-	-	35,921,200
Held-for-trading securities	340,337	-	-	340,337
Derivatives financial instruments	89,061	-	-	89,061
Loans to customers - gross	90,288,767	1,882,962	1,465,307	93,637,036
Available-for-sale securities - gross	2,729,322	-	-	2,729,322
Held-to-maturity securities - gross	19,688,082	-	-	19,688,082
Fee and interest receivables	2,560,595	-	-	2,560,595
Other financial assets - gross	84,274	-	-	84,274
Credit risk off-balance-sheet items	847,432	-	-	847,432
	<b><u>159,573,770</u></b>	<b><u>1,882,962</u></b>	<b><u>1,465,307</u></b>	<b><u>162,922,039</u></b>

The Bank's financial assets which are neither past due nor impaired include loans to customers classified as Group 1 in accordance with Circular 31; securities, receivables and other financial assets which are not past due and no provision is required under Circular 48 and Circular 24. The Bank believes that it can recover fully and timely these financial assets in the near future.

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

**35. FINANCIAL RISK MANAGEMENT POLICIES (continued)****35.2 Market risk****(a) Interest rate risk**

Interest rate risk arises from the possibility that changes in interest rates will affect the fair values of financial instruments. The Bank are exposed to interest rate risk as a result of mismatches of maturity dates or dates of interest rate re-pricing in respect of assets, liabilities and off-balance sheet instruments over a certain period.

The interest rates set by the Bank for loans to customers and customer deposits are respectively presented in *Note 10* and *Note 18*.

*Analysis of assets and liabilities based on interest rate re-pricing date*

The real interest rate re-pricing term is the remaining period from the date of preparation of the financial statements to the most recent interest re-pricing period or the maturity date of the items on the separate statement of financial position whichever is earlier.

The following assumptions and conditions have been adopted in the analysis of interest rate re-pricing terms of the assets and liabilities of the Bank:

- ▶ Cash, long-term investments, derivatives and other financial assets, other assets (including fixed assets, receivables and other assets) and other payables are classified as non-interest-bearing items.
- ▶ Balances with the SBV are considered as current and the re-pricing term is therefore considered within one (1) month.
- ▶ The re-pricing period of interest rate of investment securities are determined based on the maturity date of securities at date of the separate financial statements.
- ▶ The re-pricing term of borrowings from Government and the SBV, due from and loans to other credit institutions, loans to customers, receivables from sale of debts, due to and borrowings from other credit institutions, due to customers and valuable papers issued is determined as follows:
  - Items which bear fixed interest rate for the entire contractual term: The re-pricing term is determined based on the remaining contractual term from the separate statement of financial position date.
  - Items which bear floating interest rate: The re-pricing term is determined based on the nearest interest re-pricing date from the separate statement of financial position date.

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## 35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 35.2 Market risk (continued)

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

Below table shows an analysis of the interest re-pricing period of assets and liabilities as at 31 December 2024:

	Overdue VND million	Non-interest bearing VND million	Interest re-pricing period					Total VND million
			Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 6 months VND million	From 6 to 12 months VND million	From 1 to 5 years VND million	
<b>Assets</b>								
Cash	-	548,602	-	-	-	-	-	548,602
Balances with the SBV	-	4,208,040	2,816,660	-	-	-	-	7,024,700
Due from and loans to other credit institutions	-	-	17,211,532	16,809,668	-	1,900,000	-	35,921,200
Held-for-trading securities	-	-	-	-	-	-	65,463	274,874
Derivatives and other financial assets	3,348,269	89,061	-	-	-	-	-	89,061
Loans to customers - gross	-	-	24,407,031	23,625,182	11,906,517	17,279,728	13,006,118	93,637,036
Investment securities - gross	-	-	3,700,000	1,200,000	6,711,762	1,618,717	-	22,417,404
Long-term investments - gross	-	5,000	-	-	-	-	-	5,000
Fixed assets	-	698,874	-	-	-	-	-	698,874
Other assets - gross	21,424	3,314,177	-	-	-	-	-	3,335,601
<b>Total assets</b>	<b>3,369,693</b>	<b>8,863,754</b>	<b>48,135,223</b>	<b>41,634,850</b>	<b>18,618,279</b>	<b>20,798,445</b>	<b>13,071,581</b>	<b>164,017,815</b>
<b>Liabilities</b>								
Borrowings from the Government and the SBV	-	-	215,774	-	-	-	-	222,891
Due to and borrowings from other credit institutions	-	-	16,218,852	16,823,509	2,073,806	3,300,000	-	38,416,167
Due to customers	-	-	46,955,468	16,842,253	18,192,218	12,218,324	637,414	94,845,677
Valuable papers issued	-	-	-	515,000	3,500,000	9,200,000	292,170	17,678,260
Other liabilities	-	2,995,383	-	-	-	-	-	2,995,383
<b>Total liabilities</b>	<b>-</b>	<b>2,995,383</b>	<b>63,390,094</b>	<b>34,180,762</b>	<b>23,766,024</b>	<b>24,718,324</b>	<b>929,584</b>	<b>154,158,378</b>
<b>Interest sensitivity gap</b>	<b>3,369,693</b>	<b>5,868,371</b>	<b>(15,254,871)</b>	<b>7,454,088</b>	<b>(5,147,745)</b>	<b>(3,919,879)</b>	<b>12,141,997</b>	<b>9,859,437</b>

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## 35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 35.2 Market risk (continued)

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

##### Interest rate sensitivity

The Bank has not made the analysis on the interest rate sensitivity as at 31 December 2024 due to lack of sufficient data system and information.

#### (b) Currency risk

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

The Bank was incorporated and operated in Vietnam, so VND is the reporting currency and the major currency in which the Bank transacts is VND. The Bank's financial assets and financial liabilities mainly denominated in VND with the remainder mainly in USD, EUR and other currencies. However, some of the Bank's other assets are in currencies other than the reporting currency of VND, USD, EUR and other currencies. The Bank's management has set limits on position for each currency. Currency positions are monitored on a daily basis and hedging strategies used to ensure positions are maintained within established limits.

Exchange rates of major currencies as at the reporting date are presented in Note 40.

The following table presents assets and liabilities in foreign currencies translated into VND as at 31 December 2024:

	<i>USD equivalent VND million</i>	<i>EUR equivalent VND million</i>	<i>Other currencies equivalent VND million</i>	<i>Total VND million</i>
<b>Assets at as 31 December 2024</b>				
Cash	46,294	3,471	7,844	57,609
Balances at the SBV	57,225	-	-	57,225
Due from and loans to other credit institutions	4,719,197	8,485	664,917	5,392,599
Derivative financial instruments and other financial assets	(2,928,297)	-	(521,230)	(3,449,527)
Loan to customers - gross	369,826	-	-	369,826
Other assets - gross	71,967	5	4,713	76,685
<b>Total assets</b>	<b>2,336,212</b>	<b>11,961</b>	<b>156,244</b>	<b>2,504,417</b>
<b>Liabilities at as 31 December 2024</b>				
Due to and borrowings from other credit institutions	4,243,845	-	-	4,243,845
Due to customers	583,867	2,998	8,109	594,974
Other liabilities	39,265	-	123,247	162,512
<b>Total liabilities</b>	<b>4,866,977</b>	<b>2,998</b>	<b>131,356</b>	<b>5,001,331</b>
<b>Net on statement of financial position</b>	<b>(2,530,765)</b>	<b>8,963</b>	<b>24,888</b>	<b>(2,496,914)</b>
<b>Net off balance sheet position</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net position</b>	<b>(2,530,765)</b>	<b>8,963</b>	<b>24,888</b>	<b>(2,496,914)</b>

**35. FINANCIAL RISK MANAGEMENT POLICIES (continued)****35.2 Market risk (continued)****(c) Liquidity risk**

Liquidity risk is the risk which the Bank has difficulties in meeting the obligations of financial liabilities. Liquidity risk occurs when the Bank cannot afford to settle debt obligations at the due dates in the normal or stress conditions. To manage the liquidity risk exposure, the Bank has diversified the mobilization of deposits from various sources in addition to its basic capital resources. In addition, the Bank has established policy for control of liquidity assets flexibly; monitor the future cash flows and daily liquidity. The Bank has also evaluated the estimated cash flows and the availability of current collateral assets in case of obtaining more deposits.

Liquidity risk exposure is managed by maintaining not limited to cash and cash equivalent by Nostro account, balance with SBV and other credit institutions and other valuable papers. Safety ratios related to risk are used to manage liquidity risk.

The maturity term of assets and liabilities is the remaining period of assets and liabilities as calculated from the separate statement of financial position date to the settlement date in accordance with contractual terms and conditions.

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

- ▶ Balances with the SBV are classified as demand deposits which include compulsory deposits;
- ▶ The maturity term of held for trading securities and investment securities is determined based on the maturity date of each kind of securities;
- ▶ The maturity term of borrowings to Government and the SBV, due from and loans to other credit institutions and loans to customers is determined on the maturity date as stipulated in contracts. The actual maturity term may be altered because loan contracts may be extended;
- ▶ The maturity term of long-term investments is considered as more than five years because these investments do not have specific maturity date;
- ▶ Vostro account and demand deposits are transacted as required by customers, and therefore, being classified as current accounts. The maturity term of due to and borrowings from other credit institutions, derivative and other financial assets, customer deposits, valuable papers issued and other payable are determined based on features of these items or the maturity date as stipulated in contracts. 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;
- ▶ The maturity term of fixed assets and other assets is determined on the remaining useful life of assets.



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### 35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

#### 35.2 Market risk (continued)

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

Below table presents the analysis of the remaining maturity of assets and liabilities of the Bank according to groups corresponding to the remaining contractual period calculated from the separate statement of financial position date up to the settlement date:

	Overdue		Current					Total VND million
	Above 3 months VND million	Up to 3 months VND million	Up to 1 month VND million	From 1 to 3 months VND million	From 3 to 12 months VND million	From 1 to 5 years VND million	Over 5 years VND million	
<b>Assets</b>								
Cash	-	-	548,602	-	-	-	-	548,602
Balances at the SBV	-	-	7,024,700	-	-	-	-	7,024,700
Due from and loans to other credit institutions	-	-	17,211,532	16,809,668	1,900,000	-	-	35,921,200
Held-for-trading securities	-	-	-	-	340,337	-	-	340,337
Derivatives financial instruments and other financial assets	-	-	89,061	-	-	-	-	89,061
Loans to customers – gross	1,465,307	1,882,962	4,544,178	13,924,312	39,372,974	17,217,360	15,229,943	93,637,036
Investment securities – gross	-	-	6,130,479	1,200,000	5,900,000	-	9,186,925	22,417,404
Long term investments – gross	-	-	-	-	-	-	5,000	5,000
Fixed assets	-	-	-	-	-	187,905	510,969	698,874
Other assets – gross	21,424	-	3,314,177	-	-	-	-	3,335,601
<b>Total assets</b>	<b>1,486,731</b>	<b>1,882,962</b>	<b>38,862,729</b>	<b>31,933,980</b>	<b>47,513,311</b>	<b>17,405,265</b>	<b>24,932,837</b>	<b>164,017,815</b>
<b>Liabilities</b>								
Borrowings from the Government and the SBV	-	-	215,774	-	-	-	7,117	222,891
Due to and borrowings from other credit institutions	-	-	16,218,852	16,823,509	5,373,806	-	-	38,416,167
Due to customer	-	-	23,784,481	26,484,609	43,292,298	1,284,289	-	94,845,677
Valuable paper issued	-	-	-	-	13,215,000	-	4,463,260	17,678,260
Other liabilities	-	-	-	2,995,383	-	-	-	2,995,383
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>40,219,107</b>	<b>46,303,501</b>	<b>61,881,104</b>	<b>1,284,289</b>	<b>4,470,377</b>	<b>154,158,378</b>
<b>Net liquidity gap</b>	<b>1,486,731</b>	<b>1,882,962</b>	<b>(1,356,378)</b>	<b>(14,369,521)</b>	<b>(14,367,793)</b>	<b>16,120,976</b>	<b>20,462,460</b>	<b>9,859,437</b>

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## 35. FINANCIAL RISK MANAGEMENT POLICIES (continued)

### 35.2 *Market risk* (continued)

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

Other than the assets and liabilities presented above, the Bank has no other market price risks which have risk level accounting for 5% or more of net profit or the value of assets, liabilities accounting for 5% or more of total assets.

## 36. CONCENTRATION OF ASSETS, LIABILITIES AND OFF-BALANCE SHEET ITEMS BY GEOGRAPHICAL REGIONS

	<i>Domestic VND million</i>	<i>Overseas VND million</i>	<i>Total VND million</i>
<b>Asset as at 31 December 2024</b>			
Cash	548,602	-	548,602
Balance with the SBV	7,024,700	-	7,024,700
Due from and loans to other credit institutions	35,209,469	711,731	35,921,200
Held-for-trading securities	340,337	-	340,337
Derivatives financial instruments and other financial assets (total contract nominal value)	89,061	-	89,061
Loans and advance to customers - gross	93,637,036	-	93,637,036
Investment securities - gross	22,417,404	-	22,417,404
Long-term investments - gross	5,000	-	5,000
Other assets - gross	3,335,601	-	3,335,601
<b>Liabilities as at 31 December 2024</b>			
Borrowings from the Government and the SBV	222,891	-	222,891
Due to and borrowings from other credit institutions	38,416,167	-	38,416,167
Due to customers	94,784,178	61,499	94,845,677
Valuable papers issued	17,678,260	-	17,678,260
Other liabilities	2,995,383	-	2,995,383
<b>Off balance sheet commitments</b>			
<b>At as 31 December 2024</b>	<b>847,432</b>	<b>-</b>	<b>847,432</b>

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## 37. SEGMENT REPORT

### 37.1 Main segment report by geographical region

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

	Northern VND million	Central VND million	Southern VND million	Total segment VND million	Eliminations VND million	Total VND million
<b>I. Income</b>	<b>2,731,052</b>	<b>1,839,326</b>	<b>19,662,834</b>	<b>24,233,212</b>	<b>(13,615,306)</b>	<b>10,617,906</b>
Interest income	2,685,956	1,819,514	18,831,693	23,337,163	(13,615,306)	9,721,857
Other services income	44,741	19,685	167,203	231,629	-	231,629
Other operating income	355	127	663,938	664,420	-	664,420
<b>II. Expense</b>	<b>2,500,407</b>	<b>1,719,471</b>	<b>18,077,197</b>	<b>22,297,075</b>	<b>(13,615,306)</b>	<b>8,681,769</b>
Interest expense	2,280,981	1,545,933	16,698,739	20,525,653	(13,615,306)	6,910,347
Depreciation expense	11,289	5,743	84,506	101,538	-	101,538
Other direct operating expense	208,137	167,795	1,293,952	1,669,884	-	1,669,884
<b>Profits before provision for credit loss expenses</b>	<b>230,645</b>	<b>119,855</b>	<b>1,585,637</b>	<b>1,936,137</b>	<b>-</b>	<b>1,936,137</b>
(Provision expense)/reversal for credit loss expenses	(46,270)	4,832	(763,401)	(804,839)	-	(804,839)
<b>Operating results before CIT</b>	<b>184,375</b>	<b>124,687</b>	<b>822,236</b>	<b>1,131,298</b>	<b>-</b>	<b>1,131,298</b>

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## 37. SEGMENT REPORT (continued)

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

	Northern VND million	Central VND million	Southern VND million	Eliminations VND million	Total VND million
<b>I. Asset</b>					
1. Cash	137,726	99,523	311,353	-	548,602
2. Balances at the SBV	2,043	11,431	7,011,226	-	7,024,700
3. Due from and loans to other credit institutions	8,293	882	35,912,025	-	35,921,200
4. Held-for-trading securities	-	-	340,337	-	340,337
5. Derivatives financial instruments and other financial assets	-	-	89,061	-	89,061
6. Loans to customers	11,510,216	9,752,958	72,373,862	-	93,637,036
7. Investment securities	-	-	22,417,404	-	22,417,404
8. Long-term investments	-	-	5,000	-	5,000
9. Fixed assets	17,618	17,653	663,603	-	698,874
10. Other assets	268,123	120,315	2,969,720	(22,557)	3,335,601
<b>Total assets</b>	<b>11,944,019</b>	<b>10,002,762</b>	<b>142,093,591</b>	<b>(22,557)</b>	<b>164,017,815</b>
<b>II. Liabilities</b>					
1. Borrowings from the Government and the SBV	-	-	222,891	-	222,891
2. Due to from and borrowings other credit institutions	1	1,037	38,415,129	-	38,416,167
3. Due to customers	29,727,338	19,526,419	45,591,920	-	94,845,677
4. Valuable papers issued	236,760	84,050	17,357,450	-	17,678,260
5. Other liabilities	716,036	407,707	1,894,197	(22,557)	2,995,383
<b>Total Liabilities</b>	<b>30,680,135</b>	<b>20,019,213</b>	<b>103,481,587</b>	<b>(22,557)</b>	<b>154,158,378</b>

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

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

Carrying value and fair value of the Bank's financial asset and liabilities as at 31 December 2024 are presented as follows:

	Carrying value					Fair value VND million
	Trading VND million	Held-to-maturity VND million	Loans and receivables VND million	Available-for-sale VND million	Other assets and liabilities at amortized cost VND million	
<b>Assets</b>						
Cash	-	-	-	-	548,602	548,602
Balances at the SBV	-	-	-	-	7,024,700	7,024,700
Due from and loans to other credit institutions	-	-	-	-	35,921,200	35,921,200
Held-for-trading securities and other financial assets	340,337	-	-	-	-	340,337
Derivatives financial instruments	-	-	-	-	89,061	89,061
Loans to customers	-	-	92,493,074	-	-	92,493,074
Available-for-sale securities	-	-	-	2,729,322	-	2,729,322
Held-to-maturity securities	-	19,688,082	-	-	-	19,688,082
Other financial assets	-	-	2,644,494	-	-	2,644,494
<b>Total assets</b>	<b>340,337</b>	<b>19,688,082</b>	<b>95,137,568</b>	<b>2,729,322</b>	<b>43,583,563</b>	<b>161,478,872</b>
<b>Liabilities</b>						
Borrowings from Government and the SBV	-	-	-	-	222,891	222,891
Due to and borrowings from other credit institutions	-	-	-	-	38,416,167	38,416,167
Due to customers	-	-	-	-	94,845,677	94,845,677
Valuable papers issued	-	-	-	-	17,678,260	17,678,260
Other financial liabilities	-	-	-	-	2,821,079	2,821,079
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>153,984,074</b>	<b>153,984,074</b>

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

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
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## 39. COMMITMENTS AND FIDUCIARY ASSETS

### 39.1 Capital expenditure commitments

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
Commitments on capital expenditure for office building and purchase of fixed assets	<b>86,860</b>	<b>32,348</b>

### 39.2 Operating lease commitments

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

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
<b>Non-cancellable lease commitments</b>	<b>607,390</b>	<b>567,594</b>
<i>In which:</i>		
- Due within one (1) year	185,414	171,952
- Due from one (1) to five (5) years	358,651	343,791
- Due after five (5) years	63,325	51,851

### 39.3 Lease commitments

The Bank uses some its assets to provide operating lease service to the clients. The future leasing fees under terms of lease contracts as at the separate statement of financial position date are as follows:

	<i>Ending balance</i> <i>VND million</i>	<i>Beginning balance</i> <i>VND million</i>
<b>Non-cancellable operating lease commitments</b>	<b>11,352</b>	<b>1,189</b>
<i>In which:</i>		
- Due within one (1) year	8,658	89
- Due from one (1) to five (5) years	2,694	1,100

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# Vietnam Thuong Tin Commercial Joint Stock Bank

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)  
as at 31 December 2024 and for the year then ended

B05/TCTD

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

	<i>Ending balance</i> VND	<i>Beginning balance</i> VND
USD	24,602	24,230
EUR	26,595	26,823
GBP	32,055	30,942
CAD	17,797	18,322
AUD	15,919	16,574
SGD	18,787	18,384
JPY	163	172
CHF	28,206	28,760
CNY	3,550	3,550
KRW	19	19

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

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

Soc Trang City, Vietnam  
31 March 2025

Prepared by:



Ms. Tran Thi Minh Chau  
General Accountant

Reviewed by:



Ms. Pham Thi My Chi  
Chief Accountant

Approved by:



Ms. Tran Tuan Anh  
General Director

