

NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN SÀI GÒN - HÀ NỘI

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SAI GON – HA NOI COMMERCIAL JOINT STOCK BANK

SEPARATE FINANCIAL STATEMENTS

For the period from 01 January 2026 to 30 June 2026



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SAIGON – HANOI COMMERCIAL JOINT STOCK BANK

77 Tran Hung Dao Street, Cua Nam Ward,

Hanoi, S.R. Vietnam

GENERAL INFORMATION

Saigon – Hanoi Commercial Joint Stock Bank (“the Bank”) is a commercial joint stock bank incorporated and registered in Vietnam. The Bank was established pursuant to the Operation License No. 0041/NH-GP dated 13 November 1993.

Currently, the Bank operates under the Establishment and Operation License No. 115/GP-NHNN dated 30 November 2018 issued by the SBV which has been amended several times and the last amendment is according to Decision No.1700/QĐ-NHNN dated 08 April 2025, and Enterprise Registration Certificate No. 1800278630 dated 10 December 1993 by the Hanoi Authority for Planning and Investment which was amended for the 35th time on 02 July 2024. The Bank's term of operation is 99 years since 13 November 1993.

The members of the Board of Directors, Board of Supervisors, Board of Management and Chief Accountant of the Bank during the period and to the date of this report are as follows:

Board of Directors

Mr. Do Quang Hien	Chairman
Mr. Do Quang Vinh	Vice Chairman
Mr. Thai Quoc Minh	Member
Ms. Ngo Thu Ha	Member
Mr. Pham Viet Dan	Member
Mr. Do Van Sinh	Independent Member
Mr. Phan Dang Tuat	Independent Member

Board of Supervisors

Mr Pham Hoa Binh	Head of Board of Supervisors
Ms. Le Thanh Cam	Member
Mr. Vu Xuan Thuy Son	Member

Board of Management and Chief Accountant

Ms. Ngo Thu Ha	Chief Executive Officer
Mr. Le Dang Khoa	Deputy General Director
Mr. Nguyen Huy Tai	Deputy General Director
Ms. Ninh Thi Lan Phuong	Deputy General Director
Mr. Do Quang Vinh	Deputy General Director
Mr. Do Duc Hai	Deputy General Director (<i>removal from 15/05/2026</i>)
Mr. Dinh Ngoc Dung	Deputy General Director
Ms. Nguyen Thi Thuy Phuong	Deputy General Director (<i>from 19/01/2026</i>)
Ms. Ngo Thi Van	Chief Accountant

SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 Jun 2026

Unit: VND million

Items	Notes	Closing balance	Opening balance
A. ASSETS			
I Cash	5	1,991,266	1,973,127
II Balances with the State Bank of Vietnam ("SBV")	6	6,842,437	33,023,671
III Placements with and loans to other credit institutions	7	169,455,506	143,140,122
1 Placements with other credit institutions		159,460,376	132,139,927
2 Loans to other credit institutions		10,113,490	11,000,195
3 Provisions for credit losses of loans to other credit institutions		(118,360)	-
IV Trading securities	8	-	-
1 Trading securities		-	-
2 Provisions for impairment of trading securities		-	-
V Derivative financial instruments and other financial assets	9	64,253	140,580
VI Loans to customers		636,616,518	592,088,200
1 Loans to customers	10	646,423,505	601,422,252
2 Provisions for credit losses of loans to customers	11	(9,806,987)	(9,334,052)
VII Investment securities		35,895,486	28,300,025
1 Available for sale investment securities	12.1	13,152,603	12,162,380
2 Held to maturity investment securities	12.2	22,778,091	16,173,014
3 Provisions for impairment of investment securities		(35,208)	(35,369)
VIII Capital contribution, long term investments	13	3,615,400	3,615,403
1 Investment in subsidiaries		3,043,940	3,043,940
2 Investment in associates		500,000	500,000
3 Other long term investments		158,272	158,272
4 Provisions for impairment of long term investments		(86,812)	(86,809)
IX Fixed assets		5,503,796	5,534,907
1 Tangible fixed assets	14.1	806,175	824,536
a Cost		1,581,971	1,564,637
b Accumulated depreciation		(775,796)	(740,101)
2 Intangible assets	14.2	4,697,621	4,710,371
a Cost		5,132,096	5,113,913
b Accumulated amortisation		(434,475)	(403,542)
X Other assets	15	96,392,133	77,322,093
1 Other receivables		77,913,539	64,526,319
2 Interest and fee receivable		16,674,439	11,325,209
3 Deferred tax assets		-	-
4 Other assets	15.1	1,843,216	1,514,908
5 Provision for impairment of other asset		(39,061)	(44,343)
TOTAL ASSETS		956,376,795	885,138,128

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 Jun 2026

Unit: VND million

Items	Notes	Closing balance	Opening balance
B LIABILITIES AND OWNERS' EQUITY			
I Borrowings from the Government and the State Bank of Vietnam		15,701,280	16,553,557
1 Deposits and borrowings from the Government and the State Bank of Vietnam		15,701,280	16,553,557
II Deposits and borrowings from other credit institutions	16	157,191,158	147,488,660
1 Deposits from other credit institutions		131,527,653	136,492,390
2 Borrowings from other credit institutions		25,663,505	10,996,270
III Deposits from customers	17	618,883,497	567,655,013
IV Derivative financial instruments and other financial liabilities	9	-	-
V Grant, trusted funds and borrowings where the Bank bears risk	18	16,734,120	15,804,523
VI Valuable papers issued		43,837,252	53,096,625
VII Other liabilities	19	29,790,779	17,282,643
1 Accrued fee and interest expenses		16,774,994	13,713,156
2 Deferred tax liability		-	-
3 Other payable and liabilities		13,015,785	3,569,487
4 Provision for off-balance sheet commitments and other payables		-	-
TOTAL LIABILITIES		882,138,086	817,881,021
VIII CAPITAL AND RESERVES	20	74,238,709	67,257,107
1 Contributed capital		47,386,343	47,386,343
a Charter capital		45,942,000	45,942,000
b Share premium		1,449,603	1,449,603
c Treasury shares		(5,260)	(5,260)
2 The Bank's reserves		9,547,880	9,457,552
3 FX reserves		-	-
4 Retained earnings		17,304,486	10,413,212
IX MINORITY INTEREST		-	-
TOTAL LIABILITIES AND OWNERS' EQUITY		956,376,795	885,138,128

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 Jun 2026

OFF BALANCE SHEET ITEMS

Unit: VND million

Items	Notes	Closing balance	Opening balance
CONTINGENT LIABILITIES AND COMMITMENTS			
I Contingent liabilities and commitments	26		
1 Credit guarantees		101,633	63,886
2 FX transactions commitments		17,240,926	15,898,784
<i>Buying foreign currency commitments</i>		8,146	65,680
<i>Selling foreign currency commitments</i>		266,376	397,853
<i>Cross currency swap contracts</i>		16,966,404	15,435,251
3 Letters of credit commitments		90,159,985	72,956,592
4 Other guarantees		34,521,176	27,966,713

Prepared by



Tran Thanh Thuy

Reviewed by



Ngo Thi Van
Chief Accountant

Approved by



Ngo Thu Ha
Chief Executive Officer
30. Jul 2026

SEPARATE INCOME STATEMENT
For the 06-month period ended 30 Jun 2026

Unit: VND million

Items	Notes	Quarter II		Accumulated from beginning	
		2026	2025	2026	2025
1 Interest and similar income	21	19,920,264	17,734,501	36,753,909	31,264,682
2 Interest and similar expenses	22	(13,301,003)	(8,766,040)	(24,826,240)	(16,986,612)
I Net interest income		6,619,261	8,968,461	11,927,669	14,278,070
3 Income from services		2,586,910	752,455	3,912,720	1,120,840
4 Expenses on services		(49,362)	(71,684)	(86,334)	(107,657)
II Net profit from services	23	2,537,548	680,771	3,826,386	1,013,183
III Net gain from trading of foreign currencies		113,456	67,615	175,557	112,914
IV Net gain from trading securities		622	42,018	622	42,018
V Net (loss)/gain from investment securities		27,048	10,272	30,493	66,400
5 Other operating income		309,760	455,675	927,542	540,702
6 Other operating expenses		(39,747)	(57,326)	(57,835)	(71,744)
VI Net profit from other activities		270,013	398,349	869,707	468,958
VII Income from capital contribution, equity investments		8,311	8,989	8,311	8,989
VIII Operating expenses	24	(1,422,459)	(1,583,792)	(2,657,222)	(2,600,620)
IX Net profit from operating activities before credit provision expenses		8,153,800	8,592,683	14,181,523	13,389,912
X Provision expenses for credit losses		(3,768,802)	(4,007,266)	(5,271,933)	(4,491,164)
XI Profit before tax		4,384,998	4,585,417	8,909,590	8,898,748
7 Current corporate income tax expense		(875,722)	(915,606)	(1,781,326)	(1,778,715)
8 Differed tax income		-	-	-	-
XII Corporate income tax expense		(875,722)	(915,606)	(1,781,326)	(1,778,715)
XIII Profit after corporate income tax		3,509,276	3,669,811	7,128,264	7,120,033

Prepared by



Tran Thanh Thuy

Reviewed by



Ngo Thi Van
Chief Accountant

Approved by




Ngo Thu Ha
Chief Executive Officer
3.0 Jul 2026

SEPARATE CASH FLOW STATEMENT
For the 06-month period ended 30 Jun 2026

Unit: VND million

Items	No	Accumulated from beginning	
		2026	2025
I CASH FLOWS FROM OPERATING ACTIVITIES			
1 Interest and similar income received	01	31,404,691	27,966,704
2 Interest and similar expenses paid	02	(21,764,401)	(14,735,039)
3 Income received from services	03	3,826,373	1,160,545
4 Net cash received from trading foreign currencies and securities	04	206,510	174,052
5 Other income	05	190,428	297,685
6 Cash recovered from bad debts written off or compensated by provision for credit losses	06	678,969	171,147
7 Payments to employees and for operating management	07	(2,640,319)	(2,612,631)
8 Corporate income tax paid for the period	08	(2,537,490)	(1,806,426)
Net cash from operating profit before movements in assets and working capital	09	9,364,761	10,616,037
Movement in operating assets		(70,034,500)	(77,126,125)
9 (Increase) in placements with and loans to other credit institutions	10	886,704	9,313,247
10 (Increase) in trading securities	11	(7,595,301)	(7,346,055)
11 Decrease in derivatives and other financial assets	12	76,327	-
12 (Increase) in loans to customers	13	(45,001,252)	(74,667,825)
13 Increase/(Decrease) in provisions for credit losses	14	(4,685,919)	(3,890,092)
14 Decrease in other operating assets	15	(13,715,059)	(535,400)
Movement in operating liabilities		61,863,691	67,839,062
15 (Decrease) in borrowings from the Government and the SBV	16	(852,277)	(36,114)
16 Increase/(Decrease) in deposits and borrowings from other credit institutions	17	9,702,498	(12,280,038)
17 Increase in deposits from customers	18	51,228,484	61,215,415
18 Increase/(Decrease) in issued valuable papers (excluding issued valuable papers charged to financial activities)	19	(9,259,373)	12,350,119
19 (Decrease) in grants, trusted funds and borrowings where the Bank bears risks	20	929,598	6,548,857
20 Increase in derivatives and other financial liabilities	21	-	24,783
21 Increase/(Decrease) in other operating liabilities	22	10,142,928	50,696
22 Use of reserves	23	(28,167)	(34,656)
NET CASH FLOWS FROM OPERATING ACTIVITIES	24	1,193,952	1,328,974

SEPARATE CASH FLOW STATEMENT (Continued)
For the 06-month period ended 30 Jun 2026

Unit: VND million

Items	No	Accumulated from beginning	
		2026	2025
II CASH FLOWS FROM INVESTING ACTIVITIES			
1 Acquisition of fixed assets	25	(44,542)	(81,313)
2 Proceeds from sales, disposal of fixed assets	26	397	733
3 Expenses on sales, disposal of fixed assets	27	(86)	(607)
4 Payments for purchased of investment real estate	28	-	-
5 Proceeds from sales, disposal of investment real estate	29	-	-
6 Expenses on sales, disposal of investment real estate	30	-	-
7 Proceeds from investments in other entities	31	-	-
8 Expenses from investments in other entities	32	-	-
9 Dividends and profit received from long term investments and capital contribution	33	8,311	8,989
Net cash (used in)/generated by investing activities	34	(35,920)	(72,198)
III CASH FLOWS FROM FINANCIAL ACTIVITIES			
1 Increase equity capital from issuing shares	35	-	-
2 Proceeds from the issuance of long-term valuable papers are eligible for inclusion in equity and other long-term loans	36	-	3,000,000
3 Expenses from the issuance of long-term valuable papers are eligible for inclusion in equity and other long-term loans	37	-	-
4 Dividends paid to shareholders and profit distribution	38	(678)	(2,002,830)
5 Expenses from buys of treasury shares	39	-	-
6 Proceeds from sales of treasury shares	40	-	-
Net cash generated by/(used in) financial activities	41	(678)	997,170
IV Net cash flows for the period	42	1,157,354	2,253,946
V Cash and cash equivalents at the beginning of the period	43	167,136,725	127,011,404
VI Exchange rate revaluation	44	-	-
VII Cash and cash equivalents at the end of the period	45	168,294,079	129,265,350

Prepared by



Tran Thanh Thuy

Reviewed by



Ngo Thi Van
Chief Accountant

Approved by



Ngo Thu Ha
Chief Executive Officer
30 Jul 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Establishment and Operation

Saigon – Hanoi Commercial Joint Stock Bank ("the Bank") is a commercial joint stock bank incorporated and registered in Vietnam.

The Bank was established pursuant to the Operation License No. 0041/NH-GP dated 13 November 1993 issued by the State Bank of Vietnam ("SBV") with the original name of Nhon Ai Rural Commercial Joint Stock Bank. The Bank was renamed as Saigon – Hanoi Commercial Joint Stock Bank under Decision No 1764/QĐ-NHNN dated 11 September 2009 of the SBV. The Bank successfully merged Hanoi Building Commercial Joint Stock Bank ("HBB") and Vinaconex – Viettel Finance Joint Stock Company ("VVF") into its operation in 2012 and 2017, respectively, which is in line with the Restructuring plan of the banking system in Vietnam. Currently, the Bank operates under the Establishment and Operation License No. 115/GP-NHNN dated 30 November 2018 issued by the SBV which has been amended several times and the last amendment is according to Decision No.1700/QĐ-NHNN dated 08 April 2025, and Enterprise Registration Certificate No. 1800278630 dated 10 December 1993 by the Hanoi Authority for Planning and Investment which was amended for the 35th time on 02 July 2024. The Bank's term of operation is 99 years since 13 November 1993.

The principal activities of the Bank are mobilizing and receiving short, medium and long-term deposit funds from organizations and individuals; lending on short, medium and long-term basis up to the nature and ability of the Bank's capital resources; conducting settlement and cash services and other banking services as approved by the SBV; conducting investments in subsidiaries, associates, joint-ventures and other companies; conducting investments in bonds and dealing in foreign exchange in accordance with applicable regulations.

Charter capital

As at 30 Jun 2026, the Bank's charter capital was VND 45,942,000 million.

Operating network

The Head Office of the Bank is located at 77 Tran Hung Dao Street, Cua Nam Ward, Hanoi, Vietnam. At 30 Jun 2026, the Bank has one (1) Head office, sixty-three (63) branches and two hundred and thirty (230) transaction offices.

Employees

The total number of officers and employees of the Bank as at 30 Jun 2026 was 6,434 (as at 31 December 2025 was 6,465).

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

Subsidiaries

As at 30 Jun 2026, the Bank has three (03) subsidiaries as follows:

No.	Name	Established in accordance with	Business sector	Proportion of ownership
1	SHB Debt Management and Asset Development One Member Company Limited ("SHB AMC")	Enterprise Registration Certificate No. 0103811666 by Hanoi Authority for Planning and Investment dated 04 May 2009 and the 5 th Amendment dated 25 June 2019	Debt and Asset management	100.00%
2	Saigon – Hanoi Bank Laos Limited ("SHB Laos")	Enterprise Registration Certificate No. 554/2018/CV-SHB.LAO by Bank of the Lao P.D.R dated 08 July 2015 and the 3 rd amendment dated 22 May 2024	Finance/Banking	100.00%
3	Saigon – Hanoi Bank Cambodia Limited ("SHB Cambodia")	Operation License No. B.35 dated 31 October 2016 issued by the National Bank of Cambodia and Registration Certificate No. MOC-6193635 by Cambodia's Ministry of Commerce dated on 13 March 2017	Finance/Banking	100.00%

Associates

As at 30 Jun 2026, the Bank has one (01) associate as follows:

No.	Name	Established in accordance with	Business sector	Proportion of ownership
1	SHBank Finance Company Limited ("SHB FC")	Registration Certificate No. 21/GP-NHNN by the State Bank of Viet Nam dated 25 April 2023 and Registration Certificate No. 0107779290 by Hanoi Authority for Planning and Investment dated 28 March 2017, the 9 th amendment dated 18 January 2024	Consumer lending	50.00%

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying separate financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to separate financial reporting. The figures are rounded to and presented in millions of Vietnam Dong (VND Million).

Accounting period

The Bank's financial year begins on 01 January and ends on 31 December. The accompanying separate financial statements were prepared for the 06-month period ended 30 jun 2026.

3. ADOPTION OF NEW ACCOUNTING GUIDANCE AND NEW GUIDANCES IN ISSUE BUT NOT YET EFFECTIVE

Adoption of new guidance

Circular No.70/2025/ TT -NHNN dated 31 December 2025

On 31 December 2025, the State Bank of Vietnam issued Circular No.70/2025/ TT -NHNN ("Circular 70"), which amends and supplements a number of provisions of legal documents in the accounting field. Circular 70 amends and supplements certain provisions of Decision No.479/2004/ QD – NHNN on the the issuance of the chart of accounts applicable to credit institutions, and Decision No. 1789/2005/ QD – NHNN on the issuance of accounting documentation regimes for banks. Circular 70 takes effect from 01 January 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted by the Bank in the preparation of these separate financial statements, are as follows:

Estimates

The preparation of the separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to separate financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the accounting period. Although these accounting estimates are based on the Board of Management's best knowledge, actual results may differ from those estimates and assumptions.

Foreign currencies

The Bank maintains its accounting system and records all transactions 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. Nonmonetary items arising in foreign currencies during the period are converted into VND at rates ruling on the transaction dates. Foreign exchange differences arising from the translation of monetary assets and liabilities into VND in the period are recognized and followed in the "Exchange rate revaluation" item under "Shareholders' equity" in the separate statement of financial position and will be transferred to the separate statement of profit or loss at year end.

Cash and cash equivalents

Cash and cash equivalents comprise cash, current accounts at the SBV, current accounts and time deposits with term of three months or less from the deposit date.

Placements with and loans to other credit institutions

Placements with and loans to other credit institutions are presented at their principal amounts outstanding at the end of the reporting period.

The credit risk classification for placements with other credit institutions and the corresponding provisioning shall comply with the provisions of the Circular No. 31/2024/TT-NHNN ("Circular 31") dated

30 June 2024 issued by the SBV and Decree No. 86/2024/ND-CP ("Decree 86") dated 11 July 2024 issued by Prime Minister. Accordingly, the Bank makes specific provisions for deposits (except for current deposits at other domestic credit institutions and foreign bank branches, and placements with Vietnam Bank for Social Policies following the regulations of the SBV on maintaining the balance of deposits at Vietnam Bank for Social Policies of state credit institutions) at other credit institutions and foreign bank branches as prescribed by law, and deposits (except for current deposits) at overseas credit institutions in a similar way to those for loans to customers.

Derivatives

Foreign currency forward and swap contracts

For foreign currency forward and swap contracts, the difference between equivalent VND amounts of foreign currency purchase/sale commitments using forward exchange rate and spot exchange rate as at effective date of the contract is recognized immediately at the effective date of the contract under "Interest and fee receivables" item or "Interest and fee payables" item in the separate statement of financial position. The difference is subsequently allocated to "Net gain/(loss) from trading foreign currency" item over the term of the contract.

As at the date of the separate financial statements, commitments of foreign currency forward and swap contracts are revaluated and exchange differences arising from the revaluation of foreign currency denominated balances of these contracts are recognized in the separate income statement.

Interest rates swap contracts

Commitments of one-currency-interest-rate swap contracts are not recognised in the separate statement of financial position. For two-currency-interest-rate swap contracts with nominal principal swap, commitments are recognised in the separate statement of financial position. Income and expenses arising from interest rate effects are recognised on an accrual basis. For two-currency-interest-rate swap contracts without nominal principal swap, commitments are recognised in the separate statement of financial position at the date of the principal exchange. Income and expenses arising from interest rate effects are recognised on the accrual basis.

Loans to customers

Loans to customers are disclosed and presented at their principal amounts outstanding at the end of the reporting period.

Provision for credit losses

Classification of loans and provision for credit losses

In accordance with Circular 31 and Decree 86, credit institutions are required to implement loan classification and credit risk provisioning. Loan classification and credit risk provisioning in compliance with Circular 31 are applied to Assets (hereinafter referred to as "debts") including:

- Loans;
- Financial leasing;
- Discounts, rediscounts of negotiable instruments and other valuable papers;
- Factoring;

- Credit facilities in the form of credit card issuance;
- Payments on behalf under off-balance-sheet commitments include payments made on behalf of customers under transactions of guarantee and letters of credit (L/C) (except for payments made on behalf of customers under transactions of Usance Payable at Sight (UPAS) L/C that allow the beneficiary to be paid immediately or before the L/C due date, and those under transactions of L/C reimbursement as agreed with customers using the reimbursing bank's funds from the date the reimbursing bank pays the beneficiary; transactions of L/C payment negotiation) and other payments made on behalf of customers under off-balance sheet commitments;
- Amounts for purchase and entrustment of purchase of corporate bonds (including bonds issued by other credit institutions) which have not yet been listed on stock exchanges or have not yet been registered for trading on the UPCoM trading system (hereinafter referred to as unlisted bonds), excluding the purchase of unlisted bonds with trusted funds to which the trustee bears the risk;
- Credit granting entrustment;
- Deposits (except for current accounts and deposits at Vietnam Bank for Social Policies following the SBV's regulations on maintaining the balance of deposits at Vietnam Bank for Social Policies of state-owned credit institutions) at credit institutions and foreign banks branches as prescribed by law and deposits at overseas credit institutions;
- Buying and selling debts according to regulations of the State Bank of Vietnam (hereinafter referred to as "SBV"), except for bad debt buying and selling transactions conducted between credit institutions or FBBs and Vietnam Asset Management Company (VAMC);
- Repos of Government bonds in the stock market following the law on issuance, registration, depository, listing and trading of Government debt instruments in the stock market;
- Purchase of promissory notes, bills and certificates of deposit issued by other credit institutions and foreign banks' branches.
- Issuance of deferred payment L/Cs containing a provision that the beneficiary is entitled to receive sight payment or advanced payment before the L/C due date, and L/C reimbursement in the form of an agreement with the customer to make payment using the reimbursing bank's funds from the date on which the reimbursing bank pays the beneficiary; L/C payment by negotiation;
- Outright purchase without recourse of sets of documents presented under L/Cs, except where a commercial bank or FBB buys outright a set of documents presented under an L/C which it issued.

Accordingly, customers' loans are determined to be in the highest risk group of the classification under Circular 31 and customers' highest debt group at credit institutions provided by the Credit Information Center ("CIC") of the SBV at the time of loan classification.

The bank maintains the debt group for certain loans in accordance with the regulations in Circular No. 02/2023/TT-NHNN ('Circular 02') dated 23 April 2023, Circular No. 06/2024/TT-NHNN ('Circular 06') dated 18 June 2024, and Circular No. 53/2024/TT-NHNN ('Circular 53') dated 4 December 2024, of the State Bank of Vietnam, which stipulates that credit institutions and branches of foreign banks restructure payment terms and maintain the debt group to support customers in difficulty, as well as the documents from the State Bank of Vietnam regarding debt classification and risk provisioning

Loans are classified by risk level into: Standard, Special-mentioned, Sub-standard, Doubtful and Loss. Loans classified as either Sub-standard, Doubtful or Loss are considered as bad debts.

Net credit risk exposure for each item is calculated by subtracting from the outstanding loan balance the discounted value of collateral which is subject to discount rates in accordance with Decree 86. The

specific provision is made based on the net credit risk exposure of each item using the prescribed provision rates as follows

Group	Category	Provision rate
1	Standard	0%
2	Special-mentioned	5%
3	Sub-standard	20%
4	Doubtful	50%
5	Loss	100%

According to Circular 02 and Circular 53, the Bank is required to make specific provision for debts to customers whose repayment terms are rescheduled as prescribed in this Circular as follows:

- Circular 02:
 - Up to 31 December 2023: by at least 50% of the specific provision to be additionally made
 - Up to 31 December 2024: 100% of the specific provision to be additionally made.
- Circular 53:
 - Up to 31 December 2024: by at least 35% of the specific provision to be additionally made
 - Up to 31 December 2025: by at least 75% of the specific provision to be additionally made
 - Up to 31 December 2026: 100% of the specific provision to be additionally made.

Following Decree 86, a general provision is made for credit losses that are yet to be identified during the loan classification and specific provisioning process as well as in cases where the credit institutions encounter potential financial difficulties due to the deterioration in loan quality. Accordingly, the Bank is required to make and maintain a general provision at 0.75% of the total outstanding loan balances which are classified into groups 1 to 4, excluding deposits at domestic credit institutions and foreign bank branches as prescribed by law and deposits at overseas credit institutions; loans and forward purchase of valuable papers among credit institutions and foreign bank branches in Vietnam; purchases of certificates of deposit or bonds issued locally by other credit institutions and foreign bank branches; and repurchase agreements of Government bonds on the stock market in accordance with the legal regulations on issuance, registration, depository listing and trading of government debt instruments in the stock market and other debts arising between credit institutions and foreign bank branches in Vietnam in accordance with the provisions of law.

Write-off of bad debts

Provision is recorded as an expense on the interim separate income statement and used to write-off bad debts. In accordance with Decree 86, the Bank must set up Risk Settlement Committee to write-off bad debts if they are classified as Group 5, or if borrowers are either liquidated or bankrupted legal entities or deceased or missing individuals.

Classification of off-balance-sheet commitments

The Bank classifies guarantee, acceptances of payment and irrevocable loan commitments and other credit risk bearing commitments (collectively referred to as “off-balance-sheet commitments”) into groups as stipulated in Article 09 and Article 10 of Circular 31. Accordingly, off-balance-sheet commitments are classified by risk level as follows: Standard, Special mention, Sub-standard, Doubtful and Loss.

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The Bank does not make general provisions and specific provisions for off-balance-sheet commitments in accordance with the guidelines of Decree 86.

Investments

Trading securities

Trading securities are debt securities that the Bank has bought and had the intention to sell in the near future to gain benefits from price differences. Trading securities are recorded at cost at the transaction date and subsequently recorded at cost during the holding period. Interest earned during the holding period of trading securities is recorded on cash basis in the separate income statement.

These securities are subject to impairment review at the date of the separate financial statements. Provisions for securities that are stipulated in the scope of Circular 31 are made in accordance with Decree 86 (as described in the summary of significant accounting policies for "Provision for credit risks"). Provisions for impairment of securities that are not stipulated in the scope of Circular 31 are made when their carrying values are higher than their market values determined in accordance with prevailing accounting regulations. Provision for impairment is recorded in the separate income statement as "Net gain/(loss) from trading securities".

Investment securities

Available-for-sale investment securities

Available-for-sale investment securities include debt and equity securities that the Bank holds less than 11% of voting rights for investment and ready-for-sale purposes. These securities are not frequently traded but can be sold at anytime once they are profitable, and the Bank is neither the founding shareholder/strategic partner nor capable of controlling, to some extent, the process of initiating and approving financial and operating policies of the investees, which is evidenced by a written agreement on delegating personnel for representation in the Board of Directors/Board of Management.

Available-for-sale equity securities are recognized at cost at the transaction date and subsequently recognized at cost during the holding period.

Available-for-sale debt securities are initially recognized at par value at the transaction date. Accrued interest before the acquisition date (for debt securities with interest payment in arrears) or interest income received upfront awaiting amortisation (for debt securities with interest payment in advance) is recorded in a separate account. Any discount or premium, which is the difference between the cost and the amount equal to par value plus (+) accrued interest before the acquisition date (if any) or minus (-) interest received upfront awaiting amortisation (if any), is also recorded in a separate account.

Periodically, available-for-sale investment securities are subject to impairment review. Provision for securities that are stipulated in the scope of Circular 31 are made in accordance with Decree 86 (as described in the summary of significant accounting policies for "Provision for credit risks"). Provision for impairment of securities that are not stipulated in the scope of Circular 11 are made when their carrying values are higher than their market values determined in accordance with prevailing accounting regulations. Provision for impairment is recorded in the separate income statement as "Net gain/(loss) from investment securities".

Held-to-maturity investment securities

Held-to-maturity investment securities are debt securities that the Bank purchases for investment purpose to gain interest and the Bank has the intention and the capacity to hold the securities until maturity. Held-to-maturity securities have determinable value and fixed maturity dates. In case of being sold before maturity, they will be reclassified as trading or available-for-sale securities. Held-to-maturity investment securities are recognized similarly to available-for-sale debt securities.

Periodically, held-to-maturity investment securities are subject to impairment review. Provision for securities that are stipulated in the scope of Circular 11 are made in accordance with Circular 11 (as described in the summary of significant accounting policies for "Provision for credit risks"). Provision for impairment of securities that are not stipulated in the scope of Circular 11 are made when their carrying values are higher than their market values determined in accordance with prevailing accounting regulations. Provision for impairment is recognized in the separate income statement as "Net gain/(loss) from investment securities".

Reclassification

According to Official Letter No. 2601/NHNN-TCKT dated 14 April 2009 by the SBV, reclassification after transaction date is made only once for each item of investment securities. In special cases or in case a large number of securities has to be reclassified (greater than or equal to 50% of total value of the portfolio), the Bank will disclose the effect of reclassification on total assets, liabilities, equity, income and expenses of the Bank in the separate financial statements.

Other long-term investments

Other long-term investments represent the Bank's capital investments in other enterprises at which the Bank either owns less than 11% of the voting rights or is a founding shareholder; or a strategic partner; or is capable of controlling, to some extent, the process of initiating and approving financial and operating policies of the investees, which is evidenced by a written agreement on delegating personnel for representation in the Board of Directors/Board of Management. The investments are initially recognized at cost at the transaction date and always carried at that cost during the subsequent holding period.

Provision for impairment of capital contribution, long-term investments

Provision for impairment of investments in capital contribution and long-term investments are made when the investee is operating at loss in accordance with prevailing accounting regulations.

Provision for impairment of capital contribution and long-term investments are recognized as an operating expense in the separate income statement. In case an investment is made in listed shares or the fair value of an investment is reliably determined, the provision is made based on the market value of the stock (similar to the provision for impairment of available-for-sale investment securities).

Recognition

The Bank recognizes investment in securities and other investments at the date when the Bank performs the contractual terms (transaction-date based policy). Investment in securities and other investments are initially recognized at cost. After initial recognition, investment in securities and other investments are recognized under the above-mentioned accounting policies.

Derecognition

Investments in securities and other investments are derecognized when the rights to receive cash flows from the investments end or when the Bank transfers to the buyer the significant risks and rewards associated with the ownership of the investments.

Trust activities and trusted funds

The value of trusted funds is recorded when the trust contracts have been signed and trusted funds have been realised. Rights and obligations of the trustor and trustee relating to profit and profit sharing, trust fee, other rights and obligations are in compliance with the terms of the signed contracts. The assets that are held under custody services are not considered as assets of the Bank and therefore, they are not recognized in the separate financial statements of the Bank.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed asset comprises all the Bank's purchase price plus any directly attributable costs of bringing the asset to the working condition for its intended use.

Expenditures for additions and improvements are capitalized and expenditures for maintenance and repairs are charged to the separate income statement when incurred. When assets are sold or disposed, their cost and accumulated depreciation are written off and any gains or losses resulting from their disposals are recorded in the separate income statement.

Intangible assets

Intangible assets are stated at cost less accumulated amortization. The cost of an intangible asset comprises all the Bank's expenditures paid to acquire the asset until it is put into use.

Expenditures for improvements of intangible assets are capitalized. The expenditures related to intangible assets incurred after the initial recognition and evaluated with certainty, increasing the economic benefits of intangible assets compared to the initial activity level, are capitalized. Other expenditures related to intangible assets incurred after initial recognition are charged to the separate income statement. When intangible assets are sold or disposed, their cost and accumulated amortisation are written off and any gains or losses resulting from their disposals are recorded in the separate income statement.

Leasing

A lease is classified as a finance lease when significant rights and risks relating to ownership of the leased item are transferred to the lessee. All leases other than finance leases are classified as operating leases.

A lease is considered as an operating lease when the lessor still enjoys many of the benefits and is subject to the risk of ownership of the property. The value of the operating leased property is not recognized on the separate statement of financial position. Rentals under operating leases are recorded in "Operating Expenses" on a straight-line basis over in the lease term.

Depreciation and amortization

Depreciation and amortization of tangible fixed assets and intangible assets are calculated on a straight-line basis over the estimated useful lives of the assets, as follows:

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

<u>Assets</u>	<u>Estimated useful lives (Years)</u>
Buildings and structures	25
Machinery and equipment	03 - 05
Motor vehicles	06 - 10
Office equipment	03 - 07
Other tangible fixed assets	04 - 07
Computer software	03 - 08
Other intangible assets	04 - 10

Land use rights are not amortized if they are granted by the Government of Vietnam for an indefinite term. Land use rights with definite term are amortized over the granted term from 30 - 46 years.

Prepayments

Prepayments include actual expenses that have arisen but are related to the results of business activities of many accounting periods. Prepayments comprise prepaid office rentals and other prepaid expenses.

Office rentals represent the amounts which have been paid in advance. Prepaid office rental is charged to the separate income statement using the straight-line method over the rental period.

Other prepayments include repair, maintenance costs for assets, costs of tools and supplies issued for consumption and other prepaid expenses, which are expected to provide future economic benefits to the Bank. These expenses are capitalized as prepayments and are allocated to the separate income statement using the straight-line method over the period of three years or less in accordance with prevailing accounting regulations.

Receivables

Receivables other than those from credit activities in the Bank's operation are initially recognized at cost and subsequently recorded at cost. Other receivables are subject to impairment review based on the overdue status or based on the expected loss for the following cases: institutional debtors who have fallen into bankruptcy or have been in the process of dissolution; or individual debtors who are missing, escaping, prosecuted, on trial or passed away even though receivables are not overdue. Provision expense incurred is recorded as "Operating expenses" in the separate income statement during the period.

Provision rates for overdue receivables are applied in accordance with the prevailing accounting regulations.

Other provisions

Other provisions are recognized when the Bank has a present obligation as a result of a past event, and it is probable that the Bank will be required to settle that obligation. Other provisions are measured at the Board of Management's best estimate of the expenditure required to settle the obligation at the accounting period.

Revenue and expenses

Interest and similar income/expenses

Interest income from loans to customers and interest expense on borrowings are recognized in the separate income statement on the accrual basis. Accrued interest income arising from the loans that are classified from group 2 to group 5 in accordance with Circular 31, accrued interest income on loans restructured and maintained as Standard loan groups (group 1) as prescribed in Decree 55; Circular 02 and Circular 06 will not be recognized the separate income statement. Accrued interest income on such loans is recorded as an off-balance-sheet item and is recognized in the separate income statement upon actual receipt.

Income from interest on investment securities in securities are recorded on the accrual basis. For accrued interest income on investment securities that are fallen within the scope of Circular 31 and classified from group 2 upwards is not recognized in the separate income statement for the period. These accruals are recorded as an off-balance-sheet items and are only recognized in the separate income statement upon actual receipt.

Income from service charges and commissions

Income from service charges and commissions is recognized on the basis of services provided.

Income from guarantee and L/C commitment activities

Income from guarantee and L/C commitment activities is recognized on the accrual and allocation basis.

Income from trading securities

Income from trading securities is determined based on the difference in selling price and cost of securities sold.

Recognition of dividends and profits received

Cash dividends and profits received from investment and capital contributions activities are recorded in the separate income statement when the Bank's right to receive dividends and profits has been established. Share dividends, which are distributed from profits of joint stock companies, are recognized neither as an increase in the value of received shares nor financial income in the separate financial statements but are only used for tracking the increase in the number of shares according to Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance.

Revenue from other services

When the contract results can be determined reliably, revenue will be recognized based on the level of work completion. If the contract results cannot be determined reliably, revenue will only be recognized at the recoverable level of the recorded expenses.

5. CASH

	30/06/2026	31/12/2025
	VND million	VND million
Cash on hand in VND	1,517,678	1,525,252
Cash on hand in in foreign currencies	473,588	447,875
	1,991,266	1,973,127

6. BALANCES WITH THE STATE BANK OF VIETNAM

	30/06/2026	31/12/2025
	VND million	VND million
Balances with the State Bank in VND	5,834,586	14,265,555
Balances with the State Bank in foreign currencies	1,007,851	18,758,116
	6,842,437	33,023,671

7. PLACEMENTS WITH AND LOANS TO OTHER CREDIT INSTITUTIONS

	30/06/2026	31/12/2025
	VND million	VND million
Placements with other credit institutions		
Demand deposits	23,808,887	20,008,292
- In VND	15,758,780	12,314,388
- In foreign currencies	8,050,107	7,693,904
Term deposits	135,651,489	112,131,635
- In VND	111,890,850	103,461,875
- In foreign currencies	23,760,639	8,669,760
	159,460,376	132,139,927
Loans to other credit institutions		
- In VND	10,113,490	11,000,195
- Provisions for credit losses (*)	(118,360)	-
	9,995,130	11,000,195
Placements with and Loans to other credit institutions	169,455,506	143,140,122

Analysis of placements with other credit institutions (except for current deposits at other domestic credit institutions and foreign bank branches, and placements with Vietnam Bank for Social Policies following the regulations of the SBV on maintaining the balance of deposits at VietNam Bank for Social Policies of State credit institutions under Circular 31) and loans to other credit institutions by quality is as follows:

	30/06/2026	31/12/2025
	VND million	VND million
Standard loans	145,647,059	123,131,830
Loss loans (*)	117,920	-
	145,764,979	123,131,830

(*) The debts of the Tan Tien, Dai Tap, Tho Xuong credit funds.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

8. TRADING SECURITIES

	30/06/2026	31/12/2025
	VND million	VND million
Debt securities	-	-
Debt securities issued by domestic business entities	-	-
Provision of trading securities	-	-
General provision	-	-
	-	-

9. DERIVATIVES AND OTHER FINANCIAL ASSETS/(LIABILITIES)

	Net book value (at exchange rate as at the reporting date) (VND Million)	
	Assets	Liabilities
As at 30 Jun 2026		
<i>Currency derivative financial instruments</i>	63,495	-
Forward contracts	(92,805)	-
Swap contracts	156,300	-
<i>Interest derivative financial instruments</i>	758	-
Interest rate swap	758	-
	64,253	-
As at 31 Dec 2025		
<i>Currency derivative financial instruments</i>	193,088	-
Forward contracts	(243)	-
Swap contracts	193,331	-
<i>Interest derivative financial instruments</i>	(52,508)	-
Interest rate swap	(52,508)	-
	140,580	-

10. LOANS TO CUSTOMERS

10.1 Analysis of loans portfolio by original term

	30/06/2026	31/12/2025
	VND million	VND million
Short-term loans	218,679,439	208,728,063
Medium-term loans	162,622,265	156,347,942
Long-term loans	265,121,801	236,346,247
	646,423,505	601,422,252

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

10.2 Analysis of loans portfolio by type of customer and business ownership

	30/06/2026 VND million	31/12/2025 VND million
Loans to economic entities		
State-owned enterprises	918,315	1,072,272
Limited liability companies	214,242,724	190,591,123
Joint stock companies in which the State's holding percentage is more than 50% (major shareholding percentage)	3,638,455	3,755,430
Other joint stock companies	327,325,841	311,461,787
Partnerships	-	3,244
Private companies	3,100	220,735
Foreign invested enterprises	1,101,571	795,917
Cooperatives, cooperative unions	38,788	20,666
Loans to individuals		
Household business, individuals	99,154,711	93,501,078
	646,423,505	601,422,252

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

10.3 Analysis of loan portfolio by industry sectors

	30/06/2026	31/12/2025
	VND million	VND million
Agriculture, forestry and aquaculture	6,756,822	7,854,303
Mining	1,155,126	1,425,974
Manufacturing and processing	34,918,277	35,091,122
	25,164,874	24,322,379
Electricity, gas, hot water, steam and air-conditioning		
Water supply, sanitation and waste treatment and management	918,555	965,571
Construction	67,675,430	89,295,059
Wholesale and retail trade; repair of motor vehicles, motor cycles	148,266,195	118,161,599
Transport, warehouse	31,291,898	22,113,807
Hospitality and catering services	11,477,010	10,765,043
Information and communications	68,236	131,454
Finance and insurance	22,908,484	4,027,532
Real estates trading	220,379,693	204,467,851
Science and technology	3,204,655	3,184,922
Administrative activities and supporting service	5,471,918	10,745,396
Party, unions, state management, security and national defence, social guarantee	2,090	11,248
Education and training	58,825	71,626
Health care and social work	284,598	230,642
Art and recreation	1,060,195	2,469,863
Other service activities	53,391,003	54,302,512
Household production and business	11,969,621	11,784,349
Total outstanding loans	646,423,505	601,422,252

10.4 Analysis of loan portfolio by quality

	30/06/2026	31/12/2025
	VND million	VND million
Standard loans	630,496,171	584,400,830
Special-mentioned loans	3,776,457	3,718,721
Sub-standard loans	1,866,106	1,752,042
Doubtful loans	4,182,937	4,280,266
Loss loans	6,101,834	7,270,393
	646,423,505	601,422,252

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

11. PROVISIONS FOR CREDIT LOSSES ON LOANS TO CUSTOMERS

Movements in provisions for credit losses on loans to customers for the 6 -month period end 30 Jun 2026 are as follows:

	General provision	Specific provision	Total
	VND million	VND million	VND million
Opening balance	4,455,691	4,878,361	9,334,052
Provision made for the period	341,461	4,817,393	5,158,854
Provision used to write off bad debts for the period	-	(4,685,919)	(4,685,919)
Closing balance	4,797,152	5,009,835	9,806,987

Movements in provisions for credit losses on loans to customers for the 6-month period ended 30 Jun 2025 are as follows:

	General provision	Specific provision	Total
	VND million	VND million	VND million
Opening balance	3,710,894	4,449,371	8,160,265
Provision made for the period	558,569	4,000,162	4,558,731
Provision used to write off bad debts for the period	-	(3,890,092)	(3,890,092)
Closing balance	4,269,463	4,559,442	8,828,905

12. INVESTMENT SECURITIES

12.1 Available-for-sale investment securities

	30/06/2026	31/12/2025
	VND million	VND million
Debt securities	13,123,946	12,133,723
Government bonds	5,455,129	5,457,269
Debt securities issued by other domestic credit institutions	2,999,540	2,000,000
Debt securities issued by local business entities	4,669,277	4,676,454
Equity securities	28,657	28,657
Equity securities issued by other local credit institutions	-	-
Equity securities issued by local business entities	28,657	28,657
Provisions of available-for-sale investment securities	(35,208)	(35,369)
Provisions for impairment	(181)	(296)
General provision	(35,027)	(35,073)
Specific provision	-	-
	13,117,395	12,127,011

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

12.2 Held-to-maturity investment securities

	30/06/2026	31/12/2025
	VND million	VND million
Debt securities	22,778,091	16,173,014
Government bonds	11,676,415	11,759,948
Debt securities issued by other domestic credit institutions	11,101,676	4,413,066
Debt securities issued by domestic economic entities	-	-
Provisions of held-to-maturity investment securities	-	-
Provisions for impairment	-	-
General provision	-	-
Specific provision	-	-
	22,778,091	16,173,014

12.3 Quality analysis of securities in the scope of debt classification of Circular 31

	30/06/2026	31/12/2025
	VND million	VND million
Standard loans	16,770,493	9,089,520
	16,770,493	9,089,520

13. CAPITAL CONTRIBUTION, LONG-TERM INVESTMENTS

	30/06/2026	31/12/2025
	VND million	VND million
Investments in subsidiaries	3,043,940	3,043,940
Investments in associates	500,000	500,000
Other long-term investments	158,272	158,272
Provisions for impairment of long-term investments	(86,812)	(86,809)
	3,615,400	3,615,403

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

14. FIXED ASSETS

14.1 Tangible fixed assets

Unit: VND million

Items	Building, structures	Machinery, equipment	Motor vehicles	Office equipments	Others	Total
Cost						
Opening balance	678,270	190,185	213,872	482,023	287	1,564,637
Increase in the period	772	3,108	33	23,913	-	27,826
- Acquisitions during the year	772	3,108	33	22,761	-	26,674
- Other increases	-	-	-	1,152	-	1,152
Decreases in the period	(1,033)	(2,965)	(5,654)	(665)	(175)	(10,492)
- Disposals	(735)	(1,861)	(5,380)	(665)	-	(8,641)
- Other decreases	(298)	(1,104)	(274)	-	(175)	(1,851)
Closing balance	678,009	190,328	208,251	505,271	112	1,581,971
Accumulated depreciation						
Opening balance	218,525	128,528	136,178	256,833	37	740,101
Increase in the period	10,767	2,862	7,062	23,916	2	44,609
- Depreciation charged for the	10,767	2,862	7,062	23,584	2	44,277
- Other increases	-	-	-	332	-	332
Decreases in the period	(702)	(1,998)	(5,549)	(650)	(15)	(8,914)
- Disposals	(664)	(1,861)	(5,380)	(650)	-	(8,555)
- Other decreases	(38)	(137)	(169)	-	(15)	(359)
Closing balance	228,590	129,392	137,691	280,099	24	775,796
Net book value						
Opening balance	459,745	61,657	77,694	225,190	250	824,536
Closing balance	449,419	60,936	70,560	225,172	88	806,175

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

14.2 Intangible fixed assets

Unit: VND million

Items	Land use rights	Computer software	Other	Total
Cost				
Opening balance	4,360,370	733,481	20,062	5,113,913
Increase in the period	-	18,141	42	18,183
- Acquisitions during the year	-	17,826	42	17,868
- Other increases	-	315	-	315
Closing balance	4,360,370	751,622	20,104	5,132,096
Accumulated amortisation				
Opening balance	7,069	378,663	17,810	403,542
Increase in the period	78	30,359	496	30,933
- Amortisation charged for the year	78	30,338	496	30,912
- Other increases	-	21	-	21
Closing balance	7,147	409,022	18,306	434,475
Net book value				
Opening balance	4,353,301	354,818	2,252	4,710,371
Closing balance	4,353,223	342,600	1,798	4,697,621

15. OTHER ASSETS

	30/06/2026 VND million	31/12/2025 VND million
Purchase of fixed assets and construction in progress	885,201	847,193
Other receivables	77,028,338	63,679,126
- Receivables related to non-recourse discounting L/C issued by the Bank	75,519,838	61,561,854
- Other receivables	1,508,500	2,117,272
Interest and fee receivables	16,674,439	11,325,209
Other assets (15.1)	1,843,216	1,514,908
Provision for impairment of other assets on balance sheet	(39,061)	(44,343)
	96,392,133	77,322,093

15.1 OTHER ASSETS

	30/06/2026	31/12/2025
	VND million	VND million
Foreclosed assets awaiting resolution	627,910	627,910
Awaiting-allocation expenses	968,445	589,884
Other assets	246,861	297,114
	1,843,216	1,514,908

16. DEPOSITS AND BORROWINGS FROM OTHER CREDIT INSTITUTIONS

Deposits from other credit institutions

	30/06/2026	31/12/2025
	VND million	VND million
Demand deposits	16,284,763	13,136,210
- In VND	14,284,168	12,130,569
- In gold & foreign currencies	2,000,595	1,005,641
Term deposits	115,242,890	123,356,180
- In VND	113,137,850	119,678,100
- In gold & foreign currencies	2,105,040	3,678,080
Total	131,527,653	136,492,390

- Borrowings from other credit institutions

	30/06/2026	31/12/2025
	VND million	VND million
- In VND	18,304,503	2,303,731
- In gold & foreign currencies	7,359,002	8,692,539
Total	25,663,505	10,996,270

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

17. DEPOSITS FROM CUSTOMERS

	30/06/2026	31/12/2025
	VND million	VND million
Demand deposits	47,320,033	44,572,908
- Demand deposits in VND	43,876,626	41,579,190
- Demand deposits in foreign currencies	3,443,407	2,993,718
Term deposits	569,285,821	520,656,487
- Term deposits in VND	563,931,799	514,212,833
- Term deposits in foreign currencies	5,354,022	6,443,654
Deposits for specific purpose	8,703	5,914
- Deposits for specific purpose in VND	610	608
- Deposits for specific purpose in foreign currencies	8,093	5,306
Margin deposits	2,268,940	2,419,704
- Margin deposits in VND	2,258,855	2,410,621
- Margin deposits in foreign currencies	10,085	9,083
	618,883,497	567,655,013

18. GRANTS, ENTRUSTED FUND AND BORROWINGS WHERE THE BANK BEARS RISKS

	30/06/2026	31/12/2025
	VND million	VND million
Funds received from other organisations and individuals in VND	513,114	543,261
Funds received from other organisations and individuals in foreign currencies	16,221,006	15,261,262
	16,734,120	15,804,523

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

19. OTHER LIABILITIES

	30/06/2026	31/12/2025
	VND million	VND million
Interest and fee payables	16,774,994	13,713,156
Deferred corporate tax liabilities	-	-
Internal payables	42,718	299,751
External payables	12,694,728	3,093,715
Bonus and welfare funds	278,339	176,021
	29,790,779	17,282,643

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

20. CAPITAL AND RESERVES

Unit: VND million

	Charter capital	Share premium	Treasury shares	Investment and development fund	Financial reserve fund	Capital supplementayr eserve	Other funds	Retained earnings	Total
Opening balance	45,942,000	1,449,603	(5,260)	23,551	5,482,401	3,769,542	182,058	10,413,212	67,257,107
Increase in the period	-	-	-	-	-	-	118,494	7,128,264	7,246,758
Increase in the period	-	-	-	-	-	-	118,494	7,128,264	7,246,758
Decreases in the period	-	-	-	-	-	-	(28,167)	(236,990)	(265,157)
Decreases in the period	-	-	-	-	-	-	(28,167)	(236,990)	(265,157)
Closing balance	45,942,000	1,449,603	(5,260)	23,551	5,482,401	3,769,542	272,386	17,304,486	74,238,709

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

21. INTEREST AND SIMILAR INCOME

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND million	VND million
Interest from deposits	2,938,122	1,522,588
Interest from loans to customers	32,217,600	28,681,841
Interest from trading, investment in debt securities	1,049,196	793,607
Other income from credit activities	350,102	106,496
Income from guarantee services	198,889	160,150
	36,753,909	31,264,682

22. INTEREST AND SIMILAR EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND million	VND million
Interest expense on deposits	21,670,239	15,161,540
Interest expense on borrowings	1,392,026	396,690
Interest expense on valuable papers issued	1,732,052	1,316,836
Expenses on other credit activities	31,923	111,546
	24,826,240	16,986,612

23. NET GAIN/(LOSS) FROM SERVICES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND million	VND million
Income from services	3,912,720	1,120,840
- Income from remittance services	3,730,633	901,869
- Income from trust and agency services	37,734	65,221
- Income from property preservation, cabinet rental services	41,904	68,199
- Others	102,449	85,551
Expense for services	(86,334)	(107,657)
- Expense for remittance services	(27,973)	(37,318)
- Post and telecommunications	(26,203)	(20,124)
- Expense for treasury services	(8,449)	(24,173)
- Others	(23,709)	(26,042)
Net gain from services	3,826,386	1,013,183

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)
24. OPERATING EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND million	VND million
Tax, duties and fees	20,615	18,540
Staff cost	1,350,686	1,462,676
Expenses on fixed assets	319,150	290,261
In which:		
- Depreciation and amortisation expenses	75,183	57,838
Expenses for operating management	653,754	553,311
Insurance premium for customers' deposits	313,013	275,832
Reversed/(Expenses) provision (excluding on and off- balance sheet credit risk provision expenses; securities provision expenses)	4	-
	2,657,222	2,600,620

25. CASH AND CASH EQUIVALENTS

	30/06/2026	31/12/2025
	VND million	VND million
Cash and cash equivalent	1,991,266	1,973,127
Balances with the State Bank of Vietnam	6,842,437	33,023,671
Current deposits at other credit institutions	23,808,887	20,008,292
Deposits at other credit institutions with terms not exceeding 3 months	135,651,489	112,131,635
	168,294,079	167,136,725

26. CONTINGENT LIABILITIES AND COMMITMENTS

	30/06/2026	31/12/2025
	VND million	VND million
ITEMS		
Credit guarantees	101,633	63,886
Commitments		
Foreign exchange transactions commitments	17,240,926	15,898,784
<i>Buying foreign currency commitments</i>	8,146	65,680
<i>Selling foreign currency commitments</i>	266,376	397,853
<i>Cross currency swap contracts</i>	16,966,404	15,435,251
Letters of credit (L/C) commitments	90,159,985	72,956,592
Other guarantees	34,521,176	27,966,713

27. RELATED PARTY TRANSACTIONS AND BALANCES

Related party transactions are transactions undertaken with other entities to which the Bank is related. A party is considered to be related to the Bank if:

- (a) Enterprises that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Bank (including holding companies, subsidiaries and fellow subsidiaries);
- (b) Associates (see Vietnamese Accounting Standards No. 07 "Accounting for Investments in Associates");
- (c) Individuals owning, directly or indirectly, an interest in the voting power of the Bank that gives them significant influence over the Bank, and close members of the family of any such individual. Close members of the family of an individual are those that may be expected to influence, or be influenced by, that person in their dealings with the Bank, for examples: parent, spouse, progeny, siblings;
- (d) Key management personnel having authority and responsibility for planning, directing and controlling the activities of the Bank, including directors and officers of the Bank and close members of the families of such individuals;
- (e) Enterprises in which a substantial interest in the voting power is owned, directly or indirectly, by any person described in (c) or (d) or over which such person is able to exercise significant influence. This includes enterprises owned by directors or major shareholders of the Bank and enterprises that have a member of key management in common with the Bank.

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
 NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)
 28. SEGMENT REPORT

28.1 Business segment report

Unit: VND million

	1. Credit	2. Investment	3. Service	4. Capital source	Total
Assets	721,884,858	40,428,397	25,070,369	168,993,171	956,376,795
1. Segment assets	663,105,571	40,145,902	170,390	168,448,358	871,870,221
2. Allocated assets	58,779,287	282,495	24,899,979	544,813	84,506,574
Liabilities	(10,765,477)	(43,199)	(3,856,274)	(867,473,136)	(882,138,086)
1. Segment liabilities	(1,776,982)	-	(48,584)	(867,389,824)	(869,215,390)
2. Allocated liabilities	(8,988,495)	(43,199)	(3,807,690)	(83,312)	(12,922,696)

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)
28.2 Geographical segment report

	Northern VND Million	Southern VND Million	Central VND Million	Total VND Million
<i>From 01/01/2026 to 30/06/2026</i>				
Business segment income				
Interest and similar income	8,620,276	2,642,579	664,814	11,927,669
Income from services	3,307,159	483,624	35,603	3,826,386
Income from trading foreign currencies	147,270	20,240	8,047	175,557
Net gain from trading of trading securities	622	-	-	622
Net gain from trading of investment securities	30,493	-	-	30,493
Net profit from other activities	825,455	35,835	8,417	869,707
Income from capital contribution, equity investments	8,311	-	-	8,311
Operating expenses	(1,861,667)	(529,413)	(266,142)	(2,657,222)
Net profit from operating activities before credit provision expenses	11,077,919	2,652,865	450,739	14,181,523
Provision expenses before credit losses	(3,908,372)	(1,249,009)	(114,552)	(5,271,933)
Profit before tax	7,169,547	1,403,856	336,187	8,909,590

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

At 30/06/2026	Northern VND Million	Southern VND Million	Central VND Million	Total VND Million
Assets				
Cash	1,256,867	552,682	181,717	1,991,266
Balances with the State Bank of Vietnam ("SBV")	6,773,587	57,609	11,241	6,842,437
Placements with and loans to other credit institutions	169,444,984	3,973	6,549	169,455,506
Loans to customers	453,222,325	132,173,143	51,221,050	636,616,518
Financial investment	39,575,139	-	-	39,575,139
Fixed assets	5,406,666	65,569	31,561	5,503,796
Other assets	81,869,151	7,131,875	7,391,107	96,392,133
TOTAL ASSETS	757,548,719	139,984,851	58,843,225	956,376,795
Liabilities				
Deposits and borrowings from the Government, the State Bank of Vietnam and other credit institutions	172,892,438	-	-	172,892,438
Deposits from customers	432,031,983	132,297,267	54,554,247	618,883,497
Other mobilization	54,724,106	3,196,868	2,650,398	60,571,372
Other liabilities	25,401,528	3,086,860	1,302,391	29,790,779
TOTAL LIABILITIES	685,050,055	138,580,995	58,507,036	882,138,086

SAIGON – HANOI COMMERCIAL JOINT STOCK BANK
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

29. EXCHANGE RATES OF SOME FOREIGN CURRENCIES AT THE REPORTING DATE

	30/06/2026	31/12/2025
	VND	VND
USD	26,313	26,272
EUR	30,014	30,851
GBP	34,847	35,388
JPY	162	168
SGD	20,332	20,455
AUD	18,102	17,578
HKD	3,355	3,379
CAD	18,497	19,184
CNY	3,877	3,759
LAK	1.1750	1.2144

Prepared by



Tran Thanh Thuy

Reviewed by



Ngo Thi Van
Chief Accountant

Approved by




Ngo Thu Ha
Chief Executive Officer
3.0. Jul 2026
