Deloitte.

HO CHI MINH CITY DEVELOPMENT JOINT STOCK COMMERCIAL BANK

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

In accordance with Vietnamese Accounting Standards,
accounting regime applicable to credit institutions in Vietnam
and legal regulations relating to interim separate financial reporting

NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN PHÁT TRIỂN THÀNH PHỐ HỒ CHÍ MINH

Digitally signed by NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN PHÁT TRIỂN THÀNH PHỐ HỒ CHÍ MINH
Date: 2026.08.25 09:37:41 +07'00'

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HO CHI MINH CITY DEVELOPMENT JOINT STOCK COMMERCIAL BANK
25Bis Nguyen Thi Minh Khai, Sai Gon Ward
Ho Chi Minh City, Vietnam

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Ho Chi Minh City Development Joint Stock Commercial Bank ("the Bank") presents this report together with the Bank's interim separate financial statements for the 6-month period ended 30 June 2026.

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

Board of Directors

Mr. Kim Byoungho	Chairman cum / Independent Member
Ms. Nguyen Thi Phuong Thao	Standing Vice Chairwoman
Mr. Luu Duc Khanh	Vice Chairman
Mr. Nguyen Thanh Do	Vice Chairman
Mr. Pham Quoc Thanh	Vice Chairman
Mr. Le Manh Dung	Independent Member

Board of Supervisors

Mr. Dao Duy Tuong	Chief Supervisor
Ms. Duong Thi Thu	Member
Ms. Bui Thi Kieu Oanh	Member
Mr. Nguyen Le Hieu	Member

Board of Management and Chief Accountant

Mr. Nguyen Huu Dang	Chief Executive Officer
Mr. Nguyen Minh Duc	Deputy Chief Executive Officer (Reappointed on 1 August 2026)
Mr. Nguyen Van Hao	Deputy Chief Executive Officer
Mr. Tran Thai Hoa	Deputy Chief Executive Officer
Mr. Tran Hoai Nam	Deputy Chief Executive Officer
Mr. Dam The Thai	Deputy Chief Executive Officer
Mr. Pham Van Dau	Chief Financial Officer
Ms. Ho Dang Hoang Quyen	Chief Accountant

Authorized person for signing the interim separate financial statements

Mr. Tran Hoai Nam	Deputy Chief Executive Officer (According to Decision No. 3967/2025/QĐ-TGĐ dated 23 July 2025 of the Legal Representative)

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Bank is responsible for preparing the interim separate financial statements, which give a true and fair view of the interim separate financial position of the Bank as at 30 June 2026, and of its interim separate financial performance and its interim separate cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim separate financial reporting. In preparing these interim 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 principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- Prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Bank will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim separate financial statements so as to minimize errors and frauds.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Bank, and that the interim separate financial statements comply with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim separate financial reporting. The Board of Management is also responsible for safeguarding the assets of the Bank and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Bank has complied with the above requirements in preparing these interim separate financial statements.

For and on behalf of the Board of Management,

Tran Hoai Nam
Deputy Chief Executive Officer

Ho Chi Minh City, 24 August 2026

Deloitte.

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No.: 0247/VN1A-HN-BC

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: **The Shareholders**
The Board of Directors and Board of Management
Ho Chi Minh City Development Joint Stock Commercial Bank

We have reviewed the accompanying interim separate financial statements of Ho Chi Minh City Development Joint Stock Commercial Bank ("the Bank"), prepared on 24 August 2026 as set out from page 05 to page 61, which comprise the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and the interim separate cash flow statement for the 6-month period then ended, and a summary of significant accounting policies and other explanatory information.

Board of Management's Responsibility

The Bank's Board of Management is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim separate financial reporting and for such internal control as the Board of Management determines is necessary to enable the preparation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim separate financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Deloitte.

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not present fairly, in all material respects, the interim separate financial position of the Bank as at 30 June 2026, its interim separate financial performance and its interim separate cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim separate financial reporting.

M.S.D.N: 0100112500-C.T.T.N.H.H
CÔNG TY
TNHH
KIỂM TOÁN
DELOITTE
VIỆT NAM
THÀNH PHỐ HÀ NỘI

Tran Thi Thuy Ngoc
Audit Partner
Audit Practising Registration Certificate
No. 0031-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

24 August 2026
Hanoi, S.R. Vietnam

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND Million

NO.	ITEMS	Notes	Closing balance	Opening balance
A.	**ASSETS**			
I.	**Cash, gold**	**5**	**3,399,473**	**4,126,627**
II.	**Balances with the State Bank of Vietnam ("SBV")**	**6**	**48,765,418**	**59,678,820**
III.	**Placements with and loans to other credit institutions**	**7**	**153,788,059**	**187,834,057**
1.	Placements with other credit institutions		138,594,383	156,312,673
2.	Loans to other credit institutions		15,193,676	31,521,384
IV.	**Trading securities**	**8**	**1,025,044**	**490,537**
1.	Trading securities		1,025,044	490,537
V.	**Derivative financial instruments and other financial assets**	**9**	**429,055**	**237,804**
VI.	**Loans to customers**		**619,614,526**	**517,879,213**
1.	Loans to customers	10	627,744,601	524,300,889
2.	Provisions for credit losses of loans to customers	11	(8,130,075)	(6,421,676)
VII.	**Debt purchasing activities**	**12**	**19,014,994**	**23,746,425**
1.	Debt purchase		19,158,684	23,925,869
2.	Provision for credit losses of debt purchase		(143,690)	(179,444)
VIII.	**Investment securities**	**13**	**104,148,714**	**76,811,704**
1.	Available-for-sale investment securities	13.1	99,072,619	72,904,811
2.	Held-to-maturity investment securities	13.2	5,228,294	4,039,836
3.	Provisions for credit losses of investment securities	13.5	(152,199)	(132,943)
IX.	**Capital contribution, long-term investments**	**14**	**17,773,872**	**1,990,257**
1.	Investments in subsidiaries		17,656,180	1,214,688
2.	Investments in associates		-	658,075
3.	Other long-term investments		125,667	125,667
4.	Provisions for impairment of long-term investments		(7,975)	(8,173)
X.	**Fixed assets**		**1,794,998**	**1,839,570**
1.	Tangible fixed assets	15	953,342	954,176
a.	*Cost*		*2,150,647*	*2,071,950*
b.	*Accumulated depreciation*		*(1,197,305)*	*(1,117,774)*
2.	Intangible assets	16	841,656	885,394
a.	*Cost*		*1,360,319*	*1,351,491*
b.	*Accumulated amortisation*		*(518,663)*	*(466,097)*
XI.	**Other assets**	**17**	**46,361,295**	**38,599,626**
1.	Other receivables	17.1	25,473,734	22,151,038
2.	Interest and fee receivables	17.2	8,410,875	5,988,179
3.	Deferred tax assets		20,746	33,912
4.	Other assets	17.3	12,503,361	10,473,899
5.	Provisions for impairment of other balance sheet assets	17.5	(47,421)	(47,402)
	TOTAL ASSETS		**1,016,115,448**	**913,234,640**

The accompanying notes are an integral part of these interim separate financial statements

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND Million

NO.	ITEMS	Notes	Closing balance	Opening balance
B.	**LIABILITIES AND OWNERS' EQUITY**			
I.	**Borrowings from the Government and the SBV**	**18**	**5,214**	**11,425,972**
1.	Deposits and borrowings from the Government and the SBV		5,214	11,425,972
II.	**Deposits and borrowings from other credit institutions**	**19**	**140,301,305**	**165,738,872**
1.	Deposits from other credit institutions	19.1	112,305,596	130,973,089
2.	Borrowings from other credit institutions	19.2	27,995,709	34,765,783
III.	**Deposits from customers**	**20**	**674,491,210**	**560,714,282**
IV.	**Grants, trusted funds and borrowings where the Bank bears risks**	**21**	**2,647,188**	**2,721,952**
V.	**Valuable papers issued**	**22**	**99,535,597**	**79,189,265**
VI.	**Other liabilities**	**23**	**16,783,240**	**19,757,486**
1.	Accrued fee and interest expenses	23.1	13,202,679	9,104,200
2.	Other payables and liabilities	23.2	3,580,561	10,653,286
	TOTAL LIABILITIES		**933,763,754**	**839,547,829**
VII.	**Owners' equity**	**25**	**82,351,694**	**73,686,811**
1.	Contributed capital		51,327,726	51,327,726
a.	*Charter capital*		*50,052,763*	*50,052,763*
b.	*Investment and construction capital*		*89*	*89*
c.	*Shares premium*		*1,274,874*	*1,274,874*
2.	Reserves		9,460,297	9,440,273
3.	Foreign exchange differences		(11,673)	-
4.	Retained earnings		21,575,344	12,918,812
	TOTAL LIABILITIES AND OWNERS' EQUITY		**1,016,115,448**	**913,234,640**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND Million

INTERIM OFF-BALANCE-SHEET ITEMS

NO.	ITEMS	Notes	Closing balance	Opening balance
1.	Credit guarantees	39	4,382	10,235
2.	Foreign exchange transactions commitments	39	192,268,807	174,835,691
	Foreign currency purchase commitments		*1,066,114*	*3,923,340*
	Foreign currency sale commitments		*2,268,857*	*2,086,845*
	Cross currency swap contracts		*188,933,836*	*168,825,506*
3.	Letters of credit (L/C) commitments	39	23,769,072	21,895,681
4.	Other guarantees	39	18,313,426	21,910,391
5.	Other commitments	39	7,060,154	7,326,218
6.	Uncollected interest income and fees	40	3,009,612	1,622,405
7.	Bad debts written off	41	11,735,296	11,321,572
8.	Other assets and documents	42	83,081,777	63,176,816
	Total		**339,242,526**	**302,099,009**

Preparer		Controller	Approver
Nguyen Thi Ngoc Han	**Ho Dang Hoang Quyen**	**Pham Van Dau**	**Tran Hoai Nam**
Financial reporting Section Manager	**Chief Accountant**	**Chief Financial Officer**	**Deputy Chief Executive Officer**

NGÂN HÀNG TMCP PHÁT TRIỂN TP. HỒ CHÍ MINH
HDBank
Cam kết lợi ích cao nhất
TP. HỒ CHÍ MINH

24 August 2026

INTERIM SEPARATE INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND Million

NO.	ITEMS	Notes	Current period	Prior period
1.	Interest and similar income	26	39,767,904	29,860,387
2.	Interest and similar expenses	27	(24,916,800)	(15,458,874)
I.	**Net interest income**		**14,851,104**	**14,401,513**
3.	Income from services		1,717,951	2,587,240
4.	Expenses on services		(344,469)	(984,432)
II.	**Net gain from services**	**28**	**1,373,482**	**1,602,808**
III.	**Net gain from trading foreign currencies**	**29**	**754,962**	**638,334**
IV.	**Net (loss)/gain from trading securities**	**30**	**(1,236)**	**630,635**
V.	**Net gain from investment securities**	**31**	**20,991**	**2,782**
5.	Other income		247,230	212,205
6.	Other expenses		(51,384)	(140,462)
VI.	**Net gain from other activities**	**32**	**195,846**	**71,743**
VII.	**Income from capital contribution, equity investments**	**33**	**4,329**	**4,896**
VIII.	**Operating expenses**	**34**	**(4,270,016)**	**(4,072,760)**
IX.	**Net profit from operating activities before credit provision expenses**		**12,929,462**	**13,279,951**
X.	**Provision expenses for credit losses**		**(2,025,110)**	**(4,012,303)**
XI.	**Profit before tax**		**10,904,352**	**9,267,648**
7.	Current corporate income tax expense	35	(2,179,654)	(1,820,868)
8	Deferred corporate income tax expense		(13,166)	(72,607)
XII.	**Corporate income tax expense**		**(2,192,820)**	**(1,893,475)**
XIII.	**Profit after tax**		**8,711,532**	**7,374,173**

Preparer		**Controller**	**Approver**
Nguyen Thi Ngoc Han	**Ho Dang Hoang Quyen**	**Pham Van Dau**	**Tran Hoai Nam**
Financial reporting Section Manager	**Chief Accountant**	**Chief Financial Officer**	**Deputy Chief Executive Officer**

NGÂN HÀNG TMCP PHÁT TRIỂN TP. HỒ CHÍ MINH
HDBank
Cam kết lợi ích cao nhất
TP. HỒ CHÍ MINH

24 August 2026

INTERIM SEPARATE CASH FLOW STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND Million

NO.	ITEMS	Current period	Prior period (Restated)
	CASH FLOWS FROM OPERATING ACTIVITIES		
01.	Interest and similar income received	37,341,770	28,515,175
02.	Interest and similar expenses paid	(20,930,057)	(12,128,462)
03.	Income received from services	1,572,893	1,479,163
04.	Net cash received from dealing in foreign currencies and trading securities	945,611	1,342,411
05.	Other income	99,217	30,367
06.	Cash recovered from bad debts written off or compensated by provision for credit losses	204,774	94,568
07.	Payments to employees and for operating management	(4,307,536)	(4,560,409)
08.	Corporate income tax paid for the period	(3,548,089)	(1,749,616)
	Net cash from operating profit before movements in assets and working capital	**11,378,583**	**13,023,197**
	Movements in operating assets		
09.	Decreases in placements with and loans to other credit institutions	16,327,708	2,027,987
10.	Increases in trading securities	(27,950,367)	(16,326,016)
11.	Increases in derivatives and other financial assets	(191,251)	(68,200)
12.	Increases in loans to customers	(98,676,527)	(65,669,946)
13.	Decreases in provisions for credit losses	(352,465)	(3,855,277)
14.	Increases in other operating assets	(5,774,240)	(1,865,766)
	Movements in operating liabilities		
15.	Decreases in borrowings from the Government and the SBV	(11,418,884)	(1,119)
16.	Decreases in deposits and borrowings from other credit institutions	(25,035,954)	(1,189,237)
17.	Increases in deposits from customers	113,776,928	41,195,064
18.	Increases/(decreases) in issued valuable papers	19,351,732	(1,338,568)
19.	Decreases in grants, trusted funds and borrowings where the Bank bears risks	(74,764)	(1,241)
20.	(Decreases)/Increases in other operating liabilities	(5,413,951)	32,313,459
21.	Payments from reserves of credit institutions	(9,976)	(17,652)
I.	**Net cash flows from operating activities**	**(14,063,428)**	**(1,773,315)**

The accompanying notes are an integral part of these interim separate financial statements

INTERIM SEPARATE CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND Million

NO.	ITEMS	Current period	Prior period (Restated)
	CASH FLOWS FROM INVESTING ACTIVITIES		
01.	Acquisition of fixed assets	(96,210)	(110,674)
02.	Proceeds from sales, disposal of fixed assets	439	205,000
03.	Payments for equity investments in other entities	(15,783,417)	-
04.	Proceeds from investment in other entities	-	11,880
05.	Dividends and profit received from long-term investments in other entities	4,329	4,896
II.	**Net cash flows from investing activities**	**(15,874,859)**	**111,102**
	CASH FLOWS FROM FINANCING ACTIVITIES		
01.	Proceeds from issuance of long-term valuable papers eligible for inclusion in regulatory capital and other long-term borrowings	5,301,650	5,000,000
02.	Payments for issuance of long-term valuable papers eligible for inclusion in regulatory capital and other long-term borrowings	(4,710,536)	(2,613,236)
III.	**Net cash flows from financing activities**	**591,114**	**2,386,764**
IV.	**Net increase/(decrease) in cash for the period**	**(29,347,173)**	**724,551**
V.	**Cash and cash equivalents at the beginning of the period**	**220,118,120**	**137,056,526**
VI.	**Effect of foreign exchange differences**	**(11,673)**	**(26,977)**
VII.	**Cash and cash equivalents at the end of the period**	**190,759,274**	**137,754,100**

Preparer		Controller	Approver
Nguyen Thi Ngoc Han	**Ho Dang Hoang Quyen**	**Pham Van Dau**	**Tran Hoai Nam**
Financial reporting Section Manager	**Chief Accountant**	**Chief Financial Officer**	**Deputy Chief Executive Officer**

NGÂN HÀNG TMCP PHÁT TRIỂN TP. HỒ CHÍ MINH
HDBank
Cam kết lợi ích cao nhất
TP. HỒ CHÍ MINH

24 August 2026

1. GENERAL INFORMATION

Ho Chi Minh City Development Joint Stock Commercial Bank (herein referred to as "the Bank") is a joint stock commercial bank incorporated and registered in the Socialist Republic of Vietnam.

Establishment and operation

On 06 June 1992, the Bank was granted with Establishment and Operation License No. 00019/NH-GP issued by the State Bank of Vietnam ("SBV") for a period of 99 years from the date of issuance. On 12 February 2020, the SBV issued Establishment and Operation License No. 26/GP-NHNN replacing Establishment and Operation License No. 00019/NH-GP and the amendments to the Establishment and Operation License of the Bank from 2010 to 2019. The latest decision related to the amendment and supplement to the Establishment and Operation License was issued by the SBV on 25 June 2026.

The Bank's first Business Registration Certificate No. 0300608092 dated 11 August 1992 was issued by the Department of Planning and Investment of Ho Chi Minh City (currently known as Department of Finance of Ho Chi Minh City) and the Bank commenced operations from the date of license issuance. The latest (33^{th}) amended Enterprise Registration Certificate was issued by the Department of Planning and Investment of Ho Chi Minh City on 05 September 2023.

The principal activities of the Bank are to mobilise and receive short, medium and long-term funds from organisations and individuals; to grant short, medium and long-term loans to organisations and individuals based on the nature and capabilities of the Bank's capital resources; to trade foreign currencies; to provide international trade finance services; to discount commercial notes, bonds and other valuable papers; to provide settlement services and to provide other banking services as permitted by the SBV.

Charter capital

As at 30 June 2026, the Bank's charter capital is VND 50,052,763 million.

Operating network

The Head Office of the Bank is located at 25Bis Nguyen Thi Minh Khai, Sai Gon Ward, Ho Chi Minh City. As at 30 June 2026, the Bank has one (01) Head Office; one (01) northern representative office in Hanoi City; one (01) representative office in Myanmar; eighty seven (87) branches and two hundred and eighty-eight (288) transaction offices in provinces and cities across the country.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Subsidiaries

As at 30 June 2026, the Bank has three (03) directly owned subsidiaries companies as follows:

No	Name	Established in accordance with	Nature of business	Proportion of ownership
1	HD SAISON Finance Co., Ltd ("HD SAISON") (i)	Establishment and Operation License No. 05/GP-NHNN issued by the SBV on 08 May 2007 and the latest amendment License No. 67/GP-NHNN issued by the SBV dated 31 October 2017	Banking and Finance	50%
2	HD Securities Corporation ("HDS") (ii)	Establishment and Operation License 47/UBCK-GPHĐKD issued by State Securities Commission of Vietnam on 28 December 2006 and the latest amendment License 67/GPĐC-UBCK dated 05 June 2026	Securities	90%
3	Vikki Digital Bank Limited ("Vikki Bank") (iii)	Establishment and Operation License No. 0009/NH-GP issued by the SBV on 27 March 1992 and the latest amendment Decision No. 237/QĐ-NHNN dated 14 February 2025	Banking and Finance	100%

(i) According to the agreement among the capital contributors to HD SAISON, the Bank has the right to control the company.

(ii) During the period, the Bank completed the transaction to increase its ownership interest in HD Securities Corporation to 90%, whereby HD Securities Corporation became a subsidiary of the Bank (previously an associate).

(ii) On 17 January 2025, the SBV announced Decision No. 116/QĐ-NHNN by the Governor of the SBV regarding the compulsory transfer of Dong A Joint Stock Commercial Bank to the Bank. After the compulsory transfer, Dong A Joint Stock Commercial Bank operates under the legal form of a one-member limited liability company, owned by the Bank, with the name Dong A Bank Limited, which is an independent legal entity, and was renamed to Vikki Digital Bank Limited according to Decision No. 42/QĐ-TTGSNH2 issued by the Bank Inspection and Supervision Agency of the SBV on 14 February 2025. Under the regulations of Law on Credit Institutions No. 32/2024/QH15 issued by the National Assembly on 18 January 2024, the Bank is not required to consolidate the financial statements of Vikki Digital Bank Limited, which is excluded from the consolidated capital adequacy ratio calculation.

Employees

The total number of employees of the Bank as at 30 June 2026 was 10,496 (as at 31 December 2025: 10,426).

Disclosure of information comparability in the interim separate financial statements

The comparative figures of the interim separate statement of financial position and the corresponding notes are the figures of the Bank's audited separate financial statements for the year ended 31 December 2025.

The comparative figures of the interim separate income statement, interim separate cash flow statement and the corresponding notes are the figures of the Bank's reviewed interim separate financial statements for the 6-month period ended 30 June 2025.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying interim separate financial statements, expressed in Vietnamese 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 interim separate financial reporting. However, due to the Bank's large scale of operation, for the purpose of preparing these interim separate financial statements, the figures are rounded to and presented in millions of Vietnamese Dong (VND Million). This presentation does not materially impact the interim separate financial statements in terms of the interim separate financial position, the interim separate financial performance and interim separate cash flows of the Bank. With regard to the number of shares, the Bank presented the figures to the units presented in Note 25.3.

The accompanying interim separate financial statements are not intended to present the interim separate financial position, interim separate financial performance and interim separate cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Accounting period

The Bank's financial year begins on 01 January and ends on 31 December. The accompanying interim separate financial statements were prepared for the 6-month period ended 30 June 2026.

3. APPLICATION OF NEW GUIDANCES AND NEW GUIDANCES IN ISSUE BUT NOT YET EFFECTIVE

Application of new guidances

Law No.56/2024/QH15 dated 29 November 2024

On 29 November 2024, the National Assembly issued Law No. 56/2024/QH15 ("Law No. 56") amending and supplementing certain articles of the Law on Securities, the Law on Accounting, the Law on Independent Audit, the Law on State Budget, the Law on Management and Use of Public Property, the Law on Tax Administration, the Law on Personal Income Tax, the Law on National Reserves, and the Law on Handling of Administrative Violations. Law No. 56 shall take effect from 1 January 2025, except for certain provisions which take effect from 01 April 2025 and 01 January 2026.

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") amending and supplementing certain articles of legal normative documents in the accounting field. Circular 70 amends and supplements certain articles of Decision No. 479/2004/QD-NHNN on the issuance of the chart of accounts for credit institutions, and amends and supplements certain articles of Decision No. 1789/2005/QD-NHNN on the issuance of the banking accounting voucher regime. Circular 70 shall take effect from 01 January 2026.

New guidance in issue but not yet effective

Circular No. 29/2026/TT-NHNN dated 30 June 2026

On 30 June 2026, the State Bank of Vietnam (SBV) issued Circular No. 29/2026/TT-NHNN ("Circular 29") amending and supplementing a number of articles of Circular No. 39/2016/TT-NHNN on lending operations of credit institutions and foreign bank branches to customers. Circular 29 shall take effect from 15 August 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Estimates

The preparation of the interim separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime applicable to credit institutions in Vietnam and legal regulations relating to interim 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 interim separate financial statements and the reported amounts of revenues and expenses during the accounting period. Such estimates and assumptions are continually evaluated. They are based on historical experiences and other factors, including expectations of future events that may have a financial impact on the Bank and that are assessed by the Board of Management to be reasonable under the circumstances.

4.2. Foreign currencies

According to the Bank's accounting system, all transactions are recorded in original currencies. Transactions denominated in foreign currencies are translated using the exchange rate applied on the transaction date.

At the end of each month, monetary assets and liabilities denominated in foreign currencies are translated into VND using the exchange rate applied on the last day of the month (the exchange rate applied according to Circular 22/2017/TT-NHNN issued on 29 December 2017).

Foreign exchange differences at the end of the month are recognised in the foreign exchange differences item in the separate statement of financial position at month end and transferred to the separate income statement at year end.

4.3. Cash and cash equivalents

Cash and cash equivalents comprise cash, gold, current accounts at the SBV, current accounts, time deposits with term of three months or less from the deposit date at other credit institutions and securities investment with the original maturity of three months or less from the transaction date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

4.4. Placements with and loans to other credit institutions

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

The credit risk classification for placements with and loans to 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 regarding classification of assets in the operation of commercial banks and Decree No. 86/2024/NĐ-CP ("Decree 86") dated 11 July 2024 issued by Government on amounts and methods of establishing risk provisions and use of provisions for management of risks arising from operations of credit institutions. 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.

4.5. 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 the forward exchange rate and the 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 interim separate statement of financial position. The difference is subsequently allocated to "Net gain/(loss) from foreign currency trading" item on a straight-line basis over the term of the contract.

Commitments of foreign currency forward contracts are revaluated monthly and exchange differences arising from the revaluation of foreign currency-denominated balances of these contracts are recognized in the separate income statement at the end of the month and transferred to the separate income statement at year end.

Interest rate swap contracts

Commitments of one-currency-interest-rate swap contracts are monitored off the interim separate statement of financial position.

For two-currency-interest-rate swap contracts with nominal principal swap, at the effective date of the contract, commitments monitored off the interim separate statement of financial position and exchanged principals are recognized in the interim separate statement of financial position. Income and expenses arising from interest rate effects are recorded on the accrual basis.

For two-currency-interest-rate swap contracts without nominal principal swap, at the effective date of the contract, commitments are monitored off the interim separate statement of financial position. Income and expenses arising from interest rate effects are recorded on the accrual basis.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

4.6. Loans to customers

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

4.7. Provision for credit losses

Classification of loans

Under Circular 31 and Decree 86, the Bank is required to apply loan classification and credit risk provisioning to the Assets (hereinafter referred to as "debts") including:

- Loans;
- Finance 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 nor 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 at other domestic credit institutions and foreign bank branches, and deposits at Vietnam Bank for Social Policies following 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;
- Debt sale and purchase according to the State Bank's regulations except for bad debt buying and selling transactions conducted between credit institutions or foreign bank branches 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 securities in the stock market;
- Purchase of certificates of deposit issued by other credit institutions and foreign bank branches;
- 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
- Outright purchase without recourse of sets of documents presented under L/Cs, except where a commercial bank or foreign bank branch purchases outright without recourse of documents presented under an L/C which it has issued.

Accordingly, customers' debt group is determined to be the highest of risk group as classified under Article 10 and Article 11 of 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

The Bank maintains the same debt group for a number of loans in accordance with the provisions of Circular No. 02/2023/TT-NHNN dated 23 April 2023 ("Circular 02") and Circular No. 06/2024/TT-NHNN dated 18 June 2024 ("Circular 06") of the SBV amending and supplementing a number of articles of Circular 02 providing instructions for credit institutions and foreign bank branches on debt rescheduling and debt category maintaining to assist borrowers in difficulty and documents of the SBV on debt classification and risk provisioning. The restructuring of repayment terms for customers in accordance with Circular 02 and Circular 06 will be implemented until 31 December 2024

Loans are classified by risk level into the following groups: Current, Special mention, Sub-standard, Doubtful and Loss. Loans classified as either Substandard, Doubtful or Loss are considered bad debts.

Provision for credit losses

Loans are classified and provisioned for credit losses at the end of each month. The credit loss provision as at 30 June is recognised in the interim separate income statement for the period.

Specific provision

The specific provision as at 30 June is calculated by subtracting the discounted value of collateral from the outstanding loan balance multiplied by the specific provision rate based on the loan classification result as at 30 June. The specific provision rate for each debt group according to Decree 86 is prescribed as follows:

Group	Category	Specific provision rate
1	Current	0%
2	Special mention	5%
3	Sub-standard	20%
4	Doubtful	50%
5	Loss	100%

Up to 30 June 2026, the Bank has made 100% of the specific provision for additional provisions for loan balance restructured in accordance with Circular 02.

General provision

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 Handling Council to review and approve the use of provisions for handling risks related to loans classified as Group 5, or if borrowers are either liquidated or bankrupted legal entities or deceased or missing individual.

After a minimum period of 5 years from the date of using the reserve to handle risks and after all measures of the Risk Handling Council have been taken to recover the debt but have not been recovered, the debt may be removed from the off-balance sheet according to the decision of the Bank's Annual General Meeting of Shareholders.

4.8. 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, Article 10, or Article 11 of Circular 31. Accordingly, off-balance-sheet commitments are classified by risk level into the following groups: Current, Special mention, Sub-standard, Doubtful and Loss.

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

4.9. Debt purchasing activities

Debt purchase are recognized at the purchase price, which is the amount the Bank must pay to the seller under the debt purchase contract.

In cases where the debt purchase price is less than or equal to the outstanding principal balance of the purchased debt

The Bank records the principal collected under the credit contract of the purchased debt as a reduction of the debt purchase price. In the event that the debt purchase price has been fully recovered, any remaining principal collected (representing the difference between the principal of the purchased debt and the debt purchase price) is recognized as income.

Interest amounts collected under the credit contract of the purchased debt are recognized as income.

In cases where the debt purchase price is greater than the outstanding principal balance of the purchased debt

The Bank records the collection of principal and interest under the credit contract of the purchased debt as a reduction of the debt purchase price. When the remaining debt purchase price is less than or equal to the outstanding principal balance of the purchased debt at that time, any collection of principal and interest under the credit contract of the purchased debt is recorded as the cases where the debt purchase price is less than or equal to the outstanding principal balance of the purchased debt.

In the event that the debt purchase price is not fully recovered, the Bank shall handle the unrecovered amount in accordance with the financial regulations for credit institutions and other relevant legal provisions.

Classification and allowance for credit losses on Debt purchasing activities

The Bank classifies the amount paid for the debt purchase into a risk group no less risky than the group in which the debt was classified at the latest point prior to the purchase and continues to perform classification for the purchased debt in a manner similar to loans and advances to customers at the Bank (see details in the accounting policy note for "Provision for credit losses").

4.10. Investments

Trading securities

Trading securities include debt securities and equity 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 recognized at cost at the date of transaction and subsequently recorded at cost during the holding period. Interest and cash dividends derived from trading securities are recognized on a cash basis in the interim separate income statement.

These securities are subject to impairment review at the date of the interim separate financial statements. Provisions for securities that are stipulated in the scope of Circular 31 (as described in the summary of significant accounting policies for "Provision for credit losses") are made in accordance with Decree 86. 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.

The difference between the provision made at the end of this accounting period and the provision made at the end of the prior accounting period is recognized in the interim separate income statement as "Net gain/(loss) from trading securities".

Investment securities

Available-for-sale investment securities

Available-for-sale securities include debt and equity securities that the Bank holds for investment and available-for-sale purposes, not frequently traded but can be sold when there is a benefit. For equity securities, the Bank is neither the founding shareholder nor the strategic partner of the investees.

Available-for-sale equity securities are recognized at cost at the transaction date and subsequently recorded 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 amortization (for debt securities with interest payment in advance) is recorded in a separate account. Any discount or premium, which is the negative/positive 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 amortization (if any), is also recorded in a separate account.

During the term of those securities in subsequent period, these securities are recorded at par value, and the discount/premium (if any) is amortized into the interim separate income statement using the straight-line method over the estimate remaining term of securities. The interest received during the securities term is recorded as follows: accumulative interest income before the purchasing date is recorded as a decrease from the cost of such securities and the same amount is credited into the accrued interest income; accumulative interest income after the purchasing date is recognised as the Bank's income on an accrual basis. Interest received in advance is recorded as income from securities investment using the straight-line method over the period of securities investment.

Periodically, available-for-sale securities are subject to impairment review. Provisions for securities that are stipulated in the scope of Circular 31 (as described in the summary of significant accounting policies for "Provision for credit losses") are made in accordance with Decree 86. 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 credit losses is recorded in the interim 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 purposes to gain interest and the Bank has the intention and the capacity to hold the securities until maturity, including special bonds issued by Vietnam Debt and Asset Trading Corporation ("DATC"). 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 securities are subject to impairment review. Provisions for securities that are fallen within the scope of Circular 31 (as described in the summary of significant accounting policies for "Provision for credit losses") are made in accordance with Decree 86. Provisions for impairment of securities that are not fallen within 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 credit losses is recorded in the interim 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 the transaction date is made only once for each item of investment securities. In special cases or in case a large number of securities have to be reclassified (greater than or equal to 50% of the 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 interim separate financial statements.

Investments in subsidiaries

Investments in subsidiaries over which the Bank has control are carried at cost in the interim separate financial statements. Distributions from accumulated net profits of subsidiaries arising subsequently to the acquisition date are recognized in the interim separate income statement for the period. Distributions from other sources are considered recovery of investments and are deducted from the cost of the investments.

Provision for diminution in value of investments in subsidiaries is made when there is a decline in the value of the investment in accordance with current accounting regulations and is recorded as an operating expense on the interim separate income statement. The provision made shall not exceed the original cost of the investment.

Investments in associates

Investments in associate companies in which the Bank has significant influence but which are neither subsidiaries nor joint ventures of the Bank are accounted for using the cost method in the Bank's interim separate financial statements. Accordingly, the Bank's investment in associates is initially recognized at cost.

Other long-term investments

Other long-term investments represent the Bank's capital investments in other entities that are held, recovered, or settled over a period exceeding one year, in which the Bank holds less than 11% of voting rights and is simultaneously a founding shareholder; or a strategic partner; or has certain influence over the formulation and determination of the financial and operational policies of the investee through a written agreement to appoint personnel to the Board of Directors/Executive Board. These investments are initially recognized at cost on the transaction date and are subsequently carried at cost throughout the holding period.

Provision for impairment of capital contributions and long-term investments

A provision for impairment of capital contributions and long-term investments is made if the investee incurs losses in accordance with prevailing accounting regulations.

The impairment provision is recognized as an operating expense in the Bank's interim separate income statement. The provision recognized shall not exceed the cost. For investments in listed shares or investments for which fair value can be reliably determined, the provision is made based on the market value of the shares (similar to the provision for a decline in value of trading securities).

Recognition

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

Derecognition

Investment in securities is 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.

4.11. Repurchase and re-sale contracts

Securities sold under agreements to be repurchased at a specific date in the future (repos) are recorded in the interim separate financial statements. The corresponding cash received from these agreements is recognized in the interim separate statement of financial position as a borrowing and the difference between the sale price and the repurchase price is allocated to the interim separate income statement over the agreement validity period using the straight-line method based on the contractual interest rate.

Securities purchased under agreements to be resold at a specific date in the future (reverse repos) are not recognized in the interim separate financial statements. The corresponding cash paid under these agreements is recognized in the interim separate statement of financial position as a loan and the difference between the purchase price and resale price is amortized into the interim separate income statement over the agreement validity period using the straight-line method based on the contractual interest rate.

4.12. Fixed assets

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 working conditions for its intended use.

Costs related to additions and improvements are capitalized and expenditures for maintenance and repairs are charged to the interim separate income statement when incurred. When assets are sold or disposed, their cost and accumulated depreciation are written off and any net gains or losses resulting from their disposals are recorded in the interim 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 initial recognition and evaluated with certainty, increasing the economic benefits of the intangible fixed assets compared to the initial activity level, are capitalized. Other expenditures related to intangible assets incurred after initial recognition are charged to the interim separate income statement. When intangible assets are sold or disposed, their cost and accumulated amortization are written off and any net gains or losses resulting from their disposals are recorded in the interim separate income statement.

4.13. Depreciation and amortization

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

Assets	Estimated useful life (Years)
Buildings and structures	05 - 50
Machinery and equipment	07 - 14
Motor vehicles	06 - 10
Management tools, equipment	03 - 10
Other tangible assets	04 - 10
Computer software	03 - 08

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.

4.14. Leasing

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership to the lessee. All other leases are classified as operating leases.

Operating lease assets are not recognized in the interim separate statement of financial position. Rentals under operating leases are recorded in "Operating expenses" on a straight-line basis over the lease term.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

4.15. Construction in progress

Assets under construction for administrative purposes or for any other purpose are recorded at cost including design costs, construction costs, equipment installation costs and other costs necessary to form the asset in accordance with the Bank's accounting policy. These costs are recorded and monitored until the asset is completed and ready for use and recorded as an increase in cost of fixed assets.

The depreciation of these assets is applied from the time the asset is ready to use.

4.16. Prepaid expenses

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

Prepaid office rentals represent the office rental paid in advance and is allocated to the interim separate income statement using the straight-line method over the rental period.

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

4.17. 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 for provision-making based on the overdue status of the outstanding receivables 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 interim separate income statement during the period.

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

4.18. 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 management's best estimate of the expenditure required to settle the obligation as at the end of the reporting period.

4.19. Debt selling activities

Debt selling price is the amount of cash the Bank receives from the debt purchaser according to the debt selling contract.

Sold debts that have not been written off

In case the debt selling amount is greater or equal than the principal balance of the sold debt

The Bank records the recovered amount from the principal, interest of sold debts according to the credit contract of the sold debt. In case the entire principal, interest of the sold debt is fully recovered, the remaining amount from the debt sale (the difference between the debt sale amount and the principal, interest of the sold debt) received is recognized as other income in the Bank's interim separate financial statement.

In case the debt selling amount is less than the principal balance of the sold debt

The Bank records the recovery as part of the sold debt amount for the principal collected according to the credit contract of the sold debt. In case the entire amount of debt selling cannot be recovered, the Bank handles the unrecoverable amount in accordance with the financial regime applicable to the credit institution and prevailing regulations.

Classification and provisioning for risks of debt selling activities

The Bank classifies the receivable amount from selling the debt into with risk not yet settled similarly to loans to customers at the Bank itself (see details in the accounting policy notes for "Provision for credit losses").

Sold debts that have been written off

The debt selling price under the debt selling agreement is recognized as other income in the Bank's interim separate income statement upon the full transfer of rights and obligations under the agreement.

4.20. Deposits and borrowings from other credit institutions, deposits from customers and valuable papers

Deposits and borrowings from other credit institutions, deposits from customers and valuable papers in issue are recorded at their principal balances at the reporting date.

At the time of initial recognition, the issuance costs of valuable papers in issue are recorded as a reduction in the principal balance of valuable papers in issue. Subsequently, the Bank allocates these costs to the item "Interest and similar expenses" based on a straight-line basis over the term of valuable papers in issue.

4.21. Convertible bonds

Convertible bonds are bonds that may be converted into the ordinary shares of the Bank under the conditions identified in the bond issuance scheme.

Upon initial recognition, the Bank calculates and determines separately the value of the debt component and equity component of convertible bonds using the effective interest rate method. The debt component of convertible bonds is recorded as a liability; the equity component (share options) of convertible bonds is recorded as an owner's equity item. Subsequently, the Bank periodically records bond interest using the effective interest rate. The costs of issuing bonds are deducted from the bond's liability component and allocated to financial expenses on a straight-line basis. At maturity, equity components which are share options are transferred to the share premium account regardless whether the bond holder exercised the option or not.

Bonds that may be converted into a number of undetermined shares at maturity are accounted for as straight bonds.

4.22. Funds, entrusted and received entrusted investments and borrowings received that the Bank bears risks

Funds, received entrusted investments and borrowings received that the Bank bears risks

The Bank receives funds, entrusted investments and borrowings from the Governments and local organisations to use according to assigning purposes. The Bank is responsible for repayment of the amount when they fall due. Funds, entrusted investments and borrowings received are recognised as a liability in the separate statement of financial position.

Entrusted loans where the Bank bears risks

The Bank entrusts other credit institutions to grant loans for designated purposes. The entrusted loan funds not yet utilized for designated purposes as at the reporting date are recognized as a receivable on the interim separate statement of financial position. The entrusted loan funds utilized for designated purposes are recognized in the appropriate loan accounts, and the loan loss provision is made and utilized in accordance with prevailing regulations.

4.23. Capital and reserves

Owner's capital

Owner's capital is recorded based on the actual contributions made by shareholders and is represented at the par value of the shares.

Share premium

When capital is received from shareholders, the difference between selling price and par value is recorded as share premium in owners' equity. Incurred expenses that directly relate to the issuance of common shares are recognized as a decrease in share premium.

Treasury shares

When issued shares by the Bank are repurchased, the aggregate amount paid, including expenses that directly relate to the repurchase of shares, after deducting taxes, is recorded as treasury shares and stated as a decrease in owners' equity. When treasury shares are reissued or sold, the cost of reissued or sold shares is determined using the weighted average method. Any difference between the consideration received and the cost of the reissued or sold shares is recognized in share premium.

Profit distribution

Reserves are used for specific purposes and are appropriated from the Bank's profit after tax based on the regulated ratios in the following sequence:

- Supplementary charter capital reserve: 10% of profit after tax but not exceeding the Bank's charter capital;
- Financial reserve fund: 10% of profit after tax; and
- Development Investment fund and other reserves: appropriated in accordance with current regulations and the Decisions of the General Shareholders' Meeting.

These statutory reserves are not allowed to be distributed and are recognised as part of equity.

Bonus and welfare funds are appropriated in accordance with the decision of the Annual General Shareholders' Meeting and are recognized as a payable in the interim separate statement of financial position.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

4.24. Income and expenses

Interest and similar income/expenses

Interest income and interest expenses are recognized in the interim separate income statement on the accrual basis. The recognition of 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 Current loan group (group 1) will not be recognized in the interim separate income statement. Accrued interest income on such loans is recorded as an off-balance-sheet item and is recognized in the interim separate income statement upon actual receipt.

Interest income from purchased debts is recognized in the interim separate statement of income on an accrual basis. Accrued interest income arising from purchased debts subject to Circular 31 and classified from Group 2 upwards shall not be recognized in the interim separate income statement. Accrued interest from these purchased debts is transferred to and monitored as off-balance sheet items and is only recognized in the interim separate income statement upon actual receipt by the Bank.

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

Income from service charges and commissions

Income from service charges and commissions includes fee received from settlement services, treasury services and other services, which are recognised on an accrual basis in the interim separate income statement when service is rendered.

Income from service charges and commissions is only recognised when all four (4) of the following conditions are satisfied:

(a) The amount of income can be measured reliably;
(b) It is probable that the economic benefits associated with the transaction will flow to the Bank;
(c) The percentage of completion of the transaction at the interim separate statement of financial position date can be measured reliably; and
(d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Income from investment, securities trading

Income from investment, securities trading is recognized as difference between selling price and cost of securities sold.

Other income from credit activities

Other income from credit activities primarily comprises fees such as loan withdrawal commitment fees, standby credit limit fees, early repayment fees, and other fees associated with credit activities, which is recognised when the completion of the work as per the agreed-upon work under the contract/agreement can be reliably determined at the date of preparation of the interim separate financial statements.

Recognition of dividends and profits received

Cash dividends and profits received from investment and capital contributions activities are recorded in the interim separate income statement when the Bank's right to receive dividends and profits has been established. Share dividends, which are distributed from profits of invested companies, are recognized neither as an increase in the value of received shares nor financial income in the interim separate financial statements but are only used for tracking the increase in the number of shares according to Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

Recognition of unrecoverable receivables

According to Decree 135/2025/NĐ-CP dated 12 June 2025 of Government, receivables recognized as accrued income but subsequently assessed to be not recoverable or not yet recoverable at the due date are recorded as reduction in revenue if the income has been accrued in the same financial year/operating period or recorded as expenses if accrued in different financial year/operating period and monitored off-balance-sheet for collection. Upon actual receipt of these receivables, the Bank recognizes them as income according to the nature of the income in the interim separate income statement.

4.25. Taxation

Corporate income tax expense represents the sum of the current corporate income tax expense and deferred tax.

The current corporate income tax expense is calculated based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other periods (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on temporary differences between carrying amounts of assets and liabilities in the interim separate financial statements and the corresponding tax bases. Deferred tax liabilities are generally recognized for all taxable temporary differences, unless they occurred from the initial recognition of an asset or liability of a transaction which has no impact on accounting profit or taxable profit/(loss) at the transaction date. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realized. Deferred tax is charged or credited to the interim separate income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to corporate income taxes levied by the same tax authority and the Bank intends to settle its current tax assets and liabilities on a net basis.

The determination of the current corporate income tax expense is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

4.26. Employee benefits

Social Insurance and Health Insurance

The Bank is required to contribute social insurance and health insurance for each employee at rates of 17.5% and 3%, respectively, of the employee's monthly salary subject to social insurance. Accordingly, when Bank employees retire, they are entitled to receive retirement benefits from the Social Insurance Fund, a government-affiliated agency.

Unemployment insurance

According to Article 57 of the Law on Employment No. 38/2013/QH13 effective from 01 January 2015 and Decree No. 28/2015/NĐ-CP dated 12 March 2015 regulating the implementation of the Employment Law on unemployment insurance, the Bank is obliged to pay unemployment insurance to eligible employees at 1% of their salary subject to unemployment insurance.

4.27. Related parties

The 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 decisions on financial and operating policies. A party is considered as a related party with the Bank if:

(a) Directly or indirectly through one or more intermediaries, the party:
- Controls, or is controlled by, or is under common control by the Bank (including the holding company and its subsidiaries);
- Contributes capital to the Bank and therefore has significant influence over the Bank;
- Has joint control over the Bank;

(b) The party is a joint venture or an associate of which the Bank is a venturer or an investor;

(c) The party has a key management personnel who is also a member of the Board of Directors, Board of Supervisors, and Board of Management of the Bank;

(d) The party is a close member of the family of any individual referred to in (a) or (c);

(e) The party is a bank/an entity that is, directly or indirectly controlled, jointly controlled or significantly influenced by, or of which, significant voting power in such entity resides with, any individual referred to in (c) or (d).

4.28. Offsetting

Financial assets and financial liabilities are offset and the net amounts are reported in the interim 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.

4.29. Items with no balance

The items not presented in these interim separate financial statements in accordance with Decision No. 16/2007/QĐ-NHNN dated 18 April 2007 ("Decision 16"), Circular No. 49/2014/TT-NHNN on the financial reporting regime for credit institutions issued by the SBV on 31 December 2014, and Circular No. 27/2021/TT-NHNN dated 31 December 2021, amending and supplementing certain regulations of Decision 16, are items with no balances.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

5. CASH, GOLD

	Closing balance VND Million	Opening balance VND Million
Cash in VND	2,456,303	2,912,247
Cash in foreign currencies	919,337	1,194,069
Monetary golds	23,833	20,311
	3,399,473	**4,126,627**

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

	Closing balance VND Million	Opening balance VND Million
Current account at the SBV		
In VND	45,064,238	51,262,262
In foreign currencies	3,701,180	8,416,558
	48,765,418	**59,678,820**

Balances with the SBV are for the purpose of payment and compulsory reserves at the SBV as required.

Under SBV's regulations relating to compulsory reserve, the Bank is permitted to maintain a floating balance within the month for the compulsory reserve requirement. The monthly average balance of the reserve not be less than compulsory reserve requirement rates multiplying with the preceding month's average balances of each type of deposit in scope.

7. PLACEMENTS WITH AND LOANS TO OTHER CREDIT INSTITUTIONS

7.1. Placements with other credit institutions

	Closing balance VND Million	Opening balance VND Million
Demand deposits	**36,914,917**	**31,334,017**
In VND	1,728,988	2,307,182
In foreign currencies	35,185,929	29,026,835
Term deposits	**101,679,466**	**124,978,656**
In VND	97,420,000	119,100,000
In foreign currencies	4,259,466	5,878,656
	138,594,383	**156,312,673**

7.2. Loans to other credit institutions

	Closing balance VND Million	Opening balance VND Million
Loans to other credit institutions	**15,193,676**	**31,521,384**
- In VND	15,193,676	31,521,384
In which: Discounting, rediscounting	850,590	-
	15,193,676	**31,521,384**

7.3. Analysis of placements with and loans to other credit institutions by quality

Analysis of placements with and loans to other credit institutions (excluding demand 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) by quality is as follows:

	Closing balance	Opening balance
	VND Million	VND Million
Current loans	116,873,142	156,500,040
	116,873,142	**156,500,040**

8. TRADING SECURITIES

	Closing balance	Opening balance
	VND Million	VND Million
Debt securities		
Government securities	-	490,537
Debt securities issued by other domestic credit institutions	1,025,044	-
	1,025,044	**490,537**

Listing status of trading securities

	Closing balance	Opening balance
	VND Million	VND Million
Debt securities		
Government securities	-	490,537
- Listed	-	*490,537*
Debt securities issued by other domestic credit institutions	1,025,044	-
- Unlisted	*1,025,044*	-
	1,025,044	**490,537**

Analysis of quality of trading securities classified as credit-risk bearing assets

	Closing balance	Opening balance
	VND Million	VND Million
Current loans (excluding Government securities)	1,025,044	-
	1,025,044	**-**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

9. DERIVATIVES AND OTHER FINANCIAL ASSETS/LIABILITIES

	Total contract value (at exchange rate as at the contract date)	Net book value (at exchange rate as at the date of the interim separate financial statements)	
		Assets	Liabilities
	VND Million	VND Million	VND Million
As at 30 June 2026			
Currency derivative	78,640,026	436,003	-
- Forward contracts	*406,417*	*2,793*	-
- Swap contracts	*78,233,609*	*433,210*	-
Interest rate derivative	1,499,641	-	6,948
- Cross currency swap contracts	*1,499,641*	-	*6,948*
	80,139,667	**436,003**	**6,948**
Net amount		**429,055**	
As at 31 December 2025			
Currency derivative	89,000,557	273,850	36,046
- Forward contracts	*4,628,820*	-	*36,046*
- Swap contracts	*84,371,737*	*273,850*	-
Interest rate derivative	-	-	-
- Cross currency swap contracts	-	-	-
	89,000,557	**273,850**	**36,046**
Net amount		**237,804**	

10. LOANS TO CUSTOMERS

	Closing balance	Opening balance
	VND Million	VND Million
Loans to customers	**627,744,601**	**524,300,889**
Loans to domestic economic entities and individuals	624,667,083	521,166,501
Loans by grants, investment trusts	2,646,978	2,710,815
Discounted promissory notes and valuable papers	183,364	180,717
Payments made on behalf of customers	4,491	-
Loans to foreign organisations and individuals	242,685	242,856
	627,744,601	**524,300,889**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Analysis of loans portfolio by quality

	Closing balance VND Million	Opening balance VND Million
Loans to customers	**627,744,601**	**524,300,889**
Current loans	582,389,079	495,231,711
Special mention loans	28,812,949	17,266,519
Sub-standard loans	4,488,410	3,217,279
Doubtful loans	4,708,059	5,106,099
Loss loans	7,346,104	3,479,281
	627,744,601	**524,300,889**

Analysis of loan portfolio by original term

	Closing balance VND Million	Opening balance VND Million
Loans to customers	**627,744,601**	**524,300,889**
Short-term loans (Up to 01 year)	304,031,353	262,555,510
Medium-term loans (Above 01 to 05 years)	179,445,306	161,753,680
Long-term loans (Above 05 years)	144,267,942	99,991,699
	627,744,601	**524,300,889**

Analysis of loan portfolio by type of customers

	Closing balance VND Million	Opening balance VND Million
Loans to customers	**627,744,601**	**524,300,889**
Other limited companies	275,576,647	228,506,157
Household businesses, individuals	175,741,594	145,614,980
Other joint stock companies	166,126,406	139,883,573
Foreign invested enterprises	7,607,038	6,815,673
State-owned enterprises	2,647,152	3,426,407
Cooperatives, cooperative unions	25,957	29,156
Private companies	-	27
Others	19,807	24,916
	627,744,601	**524,300,889**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Analysis of loan portfolio by registered business sector

	Closing balance VND Million	Opening balance VND Million
Loans to customers	**627,744,601**	**524,300,889**
Employment activities in households, production of material products and services for household self-consumption	175,741,594	145,614,981
Real estates	78,567,135	70,168,206
Wholesale and retail; repair of cars, motorcycles, motorbikes and other motor vehicles	115,124,986	101,108,960
Construction	83,054,403	67,143,211
Finance and insurance	54,208,716	44,812,245
Production and processing	24,080,136	20,338,452
Accommodation and food service activities	13,694,457	8,562,982
Transport, warehouse and communication	26,889,305	25,142,909
Electricity, gas, steam and air conditioning manufacturing and distributions	4,655,972	6,203,022
Agriculture, forestry and aquaculture	2,564,967	4,178,853
Others	49,162,930	31,027,068
	627,744,601	**524,300,889**

Analysis of loan portfolio by currency

	Closing balance VND Million	Opening balance VND Million
Loans to customers	**627,744,601**	**524,300,889**
In VND	603,425,920	505,514,986
In foreign currencies	24,318,681	18,785,903
	627,744,601	**524,300,889**

11. PROVISIONS FOR CREDIT LOSSES ON LOANS TO CUSTOMERS

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

	Loans to customers		Issuance of deferred L/C arising Before 01 July 2024		
	General provision	Specific provision	General provision	Specific provision	Total
	VND Million	VND Million	VND Million	VND Million	VND Million
As at 01 January 2026	**3,906,161**	**2,515,515**	**-**	**-**	**6,421,676**
Appropriation of provision for the period	746,827	1,314,037	-	-	2,060,864
Provision used to write off bad debts for the period	-	(352,465)	-	-	(352,465)
As at 30 June 2026	**4,652,988**	**3,477,087**	**-**	**-**	**8,130,075**

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

	Loans to customers		Issuance of deferred L/C arising before 01 July 2024		
	General provision	Specific provision	General provision	Specific provision	Total
	VND Million	VND Million	VND Million	VND Million	VND Million
As at 01 January 2025	**3,081,599**	**2,022,363**	**83,841**	**-**	**5,187,803**
Appropriation/(Reversal) of provision for the period	582,725	3,511,502	(81,924)	-	4,012,303
Provision used to write off bad debts for the period	-	(3,855,277)	-	-	(3,855,277)
As at 30 June 2025	**3,664,324**	**1,678,588**	**1,917**	**-**	**5,344,829**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

12. DEBT PURCHASING ACTIVITIES

	Closing balance VND Million	Opening balance VND Million
Debt purchase in VND	18,619,677	23,925,869
Debt purchase in foreign currencies	539,007	-
General provision	(143,690)	(179,444)
	19,014,994	**23,746,425**

Principal balance of the purchased debts

	Closing balance VND Million	Opening balance VND Million
Purchased debt principal	19,158,684	23,925,869
	19,158,684	**23,925,869**

Analysis of quality purchased debt balances

	Closing balance VND Million	Opening balance VND Million
Current loans	19,158,684	23,925,869
	19,158,684	**23,925,869**

13. INVESTMENT SECURITIES

13.1. Available-for-sale investment securities

	Closing balance VND Million	Opening balance VND Million
Debt securities	**99,072,619**	**72,904,811**
Government securities	21,591,915	19,704,580
Debt securities issued by other domestic credit institutions	59,292,477	36,288,479
Debt securities issued by domestic economic entities	18,188,227	16,911,752
Available-for-sale investment securities	**99,072,619**	**72,904,811**
Provisions for credit losses of available-for-sale investment securities	**(137,141)**	**(126,838)**
General provision	(136,412)	(126,838)
Specific provision	(729)	-
	98,935,478	**72,777,973**

13.2. Held-to-maturity investment securities

	Closing balance VND Million	Opening balance VND Million
Debt securities	**5,228,294**	**4,039,836**
Government securities	3,220,483	3,225,821
Debt securities issued by domestic economic entities	2,007,811	814,015
Provisions for credit losses of held-to-maturity investment securities	**(15,058)**	**(6,105)**
General provision	(15,058)	(6,105)
	5,213,236	**4,033,731**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

13.3. Listing status of investment securities

	Closing balance	Opening balance
	VND Million	VND Million
Debt securities		
Government securities (*)	24,812,398	22,930,401
- Listed	*24,812,398*	*22,930,401*
Debt securities issued by other domestic credit institutions	59,292,477	36,288,479
- Unlisted	*59,292,477*	*36,288,479*
Debt securities issued by domestic economic entities	20,196,038	17,725,767
- Unlisted	*20,196,038*	17,725,767
	104,300,913	**76,944,647**

(*) As at the date of the interim separate financial statements, several government securities were being pledged to borrow funds and to be granted transaction limits with SBV or to conduct discounting and rediscounting transactions (Note 38.3).

13.4. Analysis of quality of securities classified as credit risk assets

	Closing balance	Opening balance
	VND Million	VND Million
Current loans (excluding Government securities)	79,438,515	54,014,246
Special-mention loans	50,000	-
	79,488,515	**54,014,246**

13.5. Provision for credit losses of investment securities

Movements in provisions for credit losses of investment securities for the 6-month period ended 30 June 2026 are as follows:

	Available-for-sale investment securities		Held-to-maturity investment securities		
	General provision	Specific provision	General provision	Specific provision	Total
	VND Million	VND Million	VND Million	VND Million	VND Million
As at 01 January 2026	**126,838**	**-**	**6,105**	**-**	**132,943**
Appropriation of provision for the period	9,574	729	8,953	-	19,256
As at 30 June 2026	**136,412**	**729**	**15,058**	**-**	**152,199**

Movements in provisions for credit losses of investment securities for the 6-month period ended 30 June 2025 are as follows:

	Available-for-sale investment securities		Held-to-maturity investment securities		
	General provision	Specific provision	General provision	Specific provision	Total
	VND Million	VND Million	VND Million	VND Million	VND Million
As at 01 January 2025	**41,850**	**45,000**	**6,000**	**-**	**92,850**
Appropriation of provision for the period	18,473	-	1,500	-	19,973
As at 30 June 2025	**60,323**	**45,000**	**7,500**	**-**	**112,823**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

14. CAPITAL CONTRIBUTION, LONG-TERM INVESTMENTS

Analysis of investments by type of investment

	Closing balance	Opening balance
	VND Million	VND Million
Investments in subsidiaries *(Note 14.1)*	17,656,180	1,214,688
Investments in associates *(Note 14.2)*	-	658,075
Other long-term investments	125,667	125,667
Capital contribution, long-term investments	**17,781,847**	**1,998,430**
Provisions for impairment of long-term investments	**(7,975)**	**(8,173)**
	17,773,872	**1,990,257**

14.1. Investments in subsidiaries

	Closing balance	Opening balance
	VND Million	VND Million
HD SAISON Finance Co., Ltd	1,214,688	1,214,688
HD Securities Corporation	16,441,492	-
	17,656,180	**1,214,688**

14.2. Investments in associates

	Closing balance		Opening balance	
	Cost	Ownership proportion	Cost	Ownership proportion
	VND Million	%	VND Million	%
HD Securities Corporation	-	-	658,075	29,99
	-		**658,075**	

15. INCREASES, DECREASES TANGIBLE FIXED ASSETS

	Building, structures	Machinery, equipment	Motor vehicles	Office equipment	Others	Total
	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million
Cost						
Opening balance	**660,849**	**520,053**	**531,567**	**318,178**	**41,303**	**2,071,950**
Increases during the period	454	41,013	16,031	29,789	95	87,382
Disposals	(274)	(7,391)	(45)	(864)	(111)	(8,685)
Closing balance	**661,029**	**553,675**	**547,553**	**347,103**	**41,287**	**2,150,647**
Accumulated depreciation						
Opening balance	**200,139**	**265,070**	**354,178**	**278,851**	**19,536**	**1,117,774**
Depreciation charged for the period	13,275	31,993	25,517	14,591	2,716	88,092
Disposals	(274)	(7,391)	-	(785)	(111)	(8,561)
Closing balance	**213,140**	**289,672**	**379,695**	**292,657**	**22,141**	**1,197,305**
Net book value						
Opening balance	**460,710**	**254,983**	**177,389**	**39,327**	**21,767**	**954,176**
Closing balance	**447,889**	**264,003**	**167,858**	**54,446**	**19,146**	**953,342**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Other information of tangible fixed assets:

	Closing balance	Opening balance
	VND Million	VND Million
Cost of tangible fixed assets that were fully depreciated but still in use	642,411	612,615
	642,411	**612,615**

16. INCREASES, DECREASES INTANGIBLE ASSETS

	Definite land use rights	Indefinite land use rights	Computer software	Other intangible assets	Total
	VND Million	VND Million	VND Million	VND Million	VND Million
Cost					
Opening balance	**115,938**	**611,763**	**622,789**	**1,001**	**1,351,491**
Increases during the period	-	-	8,828	-	8,828
Closing balance	**115,938**	**611,763**	**631,617**	**1,001**	**1,360,319**
Accumulated amortisation					
Opening balance	**18,878**	**-**	**446,868**	**351**	**466,097**
Amortisation charged for the period	1,186	-	51,380	-	52,566
Closing balance	**20,064**	**-**	**498,248**	**351**	**518,663**
Net book value					
Opening balance	**97,060**	**611,763**	**175,921**	**650**	**885,394**
Closing balance	**95,874**	**611,763**	**133,369**	**650**	**841,656**

Other information of intangible assets:

	Closing balance	Opening balance
	VND Million	VND Million
Cost of intangible assets that were fully amortised but still in use	325,763	316,372
	325,763	**316,372**

17. OTHER ASSETS

17.1. Receivables

	Closing balance	Opening balance
	VND Million	VND Million
Construction in progress (i)	1,737,254	1,648,644
Purchases of fixed assets	1,220,367	887,387
External receivables (ii)	21,971,387	19,247,197
Internal receivables	544,726	367,810
	25,473,734	**22,151,038**

(i) Construction in progress

	Closing balance	Opening balance
	VND Million	VND Million
Construction project at Ho Chi Minh City Hi-Tech Park	1,494,833	1,494,534
Others	242,421	154,110
	1,737,254	**1,648,644**

(ii) External receivables

	Closing balance VND Million	Opening balance VND Million
Receivable from negotiation under L/C without recourse issued by the Bank	16,448,100	8,827,683
Receivable from negotiation under L/C without recourse issued by other credit institutions	3,593,764	3,593,764
Receivables from card organizations	874,312	5,621,500
Deposits and mortgages	113,144	105,771
Advances for collateral handling costs	195,516	149,591
Others	746,551	948,888
	21,971,387	**19,247,197**

17.2. Interest and fees receivables

	Closing balance VND Million	Opening balance VND Million
Interest receivables from credit activities	5,314,343	4,129,417
Interest receivables from investment securities	2,282,266	1,294,068
Fees receivables from L/C	-	33,563
Fees receivables from negotiation under L/C without recourse	242,644	66,035
Interest receivables from deposits	293,641	248,627
Interest receivables from debt purchase	221,824	117,410
Other interests and fees receivables	56,157	99,059
	8,410,875	**5,988,179**

17.3. Other assets

	Closing balance VND Million	Opening balance VND Million
Advance payment for deposits and interest-prepaid savings	7,214,363	5,084,540
Prepaid expenses awaiting for allocation (i)	4,850,875	5,001,450
Collateral assets awaiting resolutions (ii)	229,044	229,044
Materials and tools	205,629	155,415
Other assets	3,450	3,450
	12,503,361	**10,473,899**

(i) Includes office rental at Marina Central Tower, No. 02 Ton Duc Thang Street, Sai Gon Ward, Ho Chi Minh City, which has been prepaid for the lease term from 01 January 2026 to 31 March 2066, with the unallocated prepaid balance as at 30 June 2026 of VND 3,490,396 million.

(ii) Represent the value of collateral being real estate accepted by the Bank in lieu of the fulfilment of the obligations of the guarantor, which were transferred to the Bank awaiting resolutions.

17.4. Analysis of quality of other assets classified as credit risk assets

	Closing balance VND Million	Opening balance VND Million
Current loans	3,593,764	3,593,764
	3,593,764	**3,593,764**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

17.5. Provisions for impairment of other balance sheet assets

	Closing balance VND Million	Opening balance VND Million
Provision for bad debts	47,421	47,402
	47,421	**47,402**

18. BORROWINGS FROM THE GOVERNMENT AND THE SBV

	Closing balance VND Million	Opening balance VND Million
Deposits from the State Treasury	35	168
Borrowings from the SBV	-	11,418,077
- Borrowings from discounting of valuable papers	-	*11,418,077*
Other borrowings	5,179	7,727
- Japan Bank of International Cooperation (i)	*1,244*	*2,752*
- Small and Medium Enterprise Development Fund	*3,935*	*4,975*
	5,214	**11,425,972**

(i) These borrowings were made under phase II and III of the credit financing for small and medium enterprises project, funded by Japan Bank of International Cooperation (JBIC) through SBV.

19. DEPOSITS AND BORROWINGS FROM OTHER CREDIT INSTITUTIONS

19.1. Deposits from other credit institutions

	Closing balance VND Million	Opening balance VND Million
Demand deposits	**1,960,341**	**3,152,185**
- In VND	1,413,193	3,138,206
- In foreign currencies	547,148	13,979
Term deposits	**110,345,255**	**127,820,904**
- In VND	109,425,000	120,840,000
- In foreign currencies	920,255	6,980,904
	112,305,596	**130,973,089**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

19.2. Borrowings from other credit institutions

	Closing balance VND Million	Opening balance VND Million
Payables related to UPAS L/C	**5,929,692**	**5,816,757**
- In VND	1,031,338	1,005,886
- In foreign currencies	4,898,354	4,810,871
Borrowings from other credit institutions	**22,066,017**	**28,949,026**
- In VND	1,910,972	4,227
- In foreign currencies	20,155,045	28,944,799
	27,995,709	**34,765,783**

20. DEPOSITS FROM CUSTOMERS

	Closing balance VND Million	Opening balance VND Million
Demand deposits	**73,299,560**	**67,857,913**
- Demand deposits in VND	57,187,897	55,684,718
- Demand deposits in foreign currencies	16,111,663	12,173,195
Term deposits	**599,616,658**	**491,206,575**
- Term deposits in VND	599,298,989	490,858,842
- Term deposits in foreign currencies	317,669	347,733
Deposits for specific purpose	**972,219**	**985,313**
- Deposits for specific purpose in VND	916,347	889,717
- Deposits for specific purpose in foreign currencies	55,872	95,596
Margin deposits	**602,773**	**664,481**
- Margin deposits in VND	558,654	525,228
- Margin deposits in foreign currencies	44,119	139,253
	674,491,210	**560,714,282**

Customer deposit portfolio by type of customers

	Closing balance VND Million	Opening balance VND Million
Household businesses, individuals	568,711,546	445,550,141
Other joint stock companies	40,627,232	46,412,314
Other limited companies	38,301,456	33,747,248
State-owned enterprises	12,014,785	12,248,227
Foreign invested enterprises	5,297,635	13,597,542
Administrative units, the Party, unions and associations	3,505,691	3,573,749
Cooperatives, cooperative unions	245,489	263,675
Others	5,787,376	5,321,386
	674,491,210	**560,714,282**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

21. FUNDS, ENTRUSTED INVESTMENTS AND BORROWINGS WHERE THE BANK BEARS RISKS

	Closing balance VND Million	Opening balance VND Million
Funds, entrusted investments and borrowings denominated in foreign currencies		
Funds received for the program to support the development of reforming policies for power sector – Phase III	2,600,617	2,672,116
Funds received for the construction of Nhon Trach water supply system project – Phase II	45,955	49,221
Funds received from the Rural Development Fund	616	615
	2,647,188	**2,721,952**

22. VALUABLE PAPERS ISSUED

	Closing balance VND Million	Opening balance VND Million
Less than 12 months	**31,809,000**	**11,580,000**
Par value of certificates of deposit in VND	31,809,000	11,580,000
From 12 months to under 5 years	**20,906,300**	**23,401,400**
Par value of certificates of deposit in VND	4,647,000	5,147,000
Par value of bond in VND	13,630,000	15,630,000
Par value of bond in USD	2,629,300	2,624,400
Above 5 years	**46,885,545**	**44,282,860**
Par value of bond in VND	42,547,200	39,952,600
Par value of convertible bonds in USD (*)	4,338,345	4,330,260
Cost of valuable papers in issue	**(65,248)**	**(74,995)**
	99,535,597	**79,189,265**

(*) As at 30 June 2026, the total value of convertible bonds successfully issued to foreign investors was USD 165 million, with a par value of USD 100,000 per convertible bond, a term of 05 years and 01 day, and an interest rate of 4.5% per annum. Interest on the convertible bonds is paid annually, and the principal is to be repaid in a single payment at maturity if not converted. The Bank records the entire issuance of these convertible bonds as liabilities because they are denominated in USD.

Date of issue	Number of bonds issued	Value (USD)	Expected Conversion Price (VND/share) (**)	Bond Conversion Time
29/12/2021	1,650	165,000,000	13,100	The bondholder has the right to convert bonds in whole or in part into shares at any time after 12 months and no later than 59 months from the bond issuance date.

(**) According to the General Meeting of Shareholders' Resolution No. 16/2026/NQ-ĐHĐCĐ dated 24 April 2026 approved the charter capital increase plan through the issuance of shares for the conversion of convertible bonds with an expected conversion price of VND 13,100 per share.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

23. OTHER LIABILITIES

23.1. Interest and fee payables

	Closing balance VND Million	Opening balance VND Million
Interest payables for deposits	9,562,930	7,034,321
Interest payables for valuable papers issued	3,025,054	1,528,092
Interest payables for borrowings	254,709	285,493
Interest payables for derivatives forward, swap contracts	319,014	210,277
Interest payables for funds, entrusted investments received	40,972	46,017
	13,202,679	**9,104,200**

23.2. Other payables and liabilities

	Closing balance VND Million	Opening balance VND Million
Internal payables	280,545	786,319
External payables	2,409,184	8,456,482
- Cash held-on-behalf and awaiting for settlements	*530,287*	*215,243*
- Tax and other payables to the State (Note 24)	*1,156,342*	*2,514,786*
- Other payables	*722,555*	*5,726,453*
Unearned revenue	803,879	1,348,532
Bonus and welfare funds	86,953	61,953
	3,580,561	**10,653,286**

24. TAX AND OTHER PAYABLES TO THE STATE

		Movement in the period		
	Opening balance	Payable	Paid	Closing balance
	VND Million	VND Million	VND Million	VND Million
Value added tax	45,398	122,780	115,224	52,954
Corporate income tax	2,410,610	2,179,654	3,548,089	1,042,175
Personal income tax	29,409	186,106	183,281	32,234
Withholding tax	29,369	55,186	55,576	28,979
Other taxes, fees, charges and other payables	-	2,081	2,081	-
	2,514,786	**2,545,807**	**3,904,251**	**1,156,342**

25. OWNERS' EQUITY

25.1. Statement of changes in owners' equity

	Charter capital (**)	Share premium	Treasury share	Capital supplementary reserve	Financial reserve	Other reserves	Capital construction investment	Exchange rate difference	Retained earnings	Total
	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million
As at 01 January 2025	**35,101,423**	**535,956**	**(413,448)**	**1,810,505**	**3,888,999**	**128,779**	**89**	**-**	**12,415,667**	**53,467,970**
Increase in charter capital from owners' equity	1,810,065	-	-	(1,810,065)	-	-	-	-	-	-
Share issuance for dividend payment	9,648,540	-	-	-	-	-	-	-	(9,648,540)	-
Share issuance for bond conversion	3,492,735	686,838	-	-	-	-	-	-	-	4,179,573
Sale of treasury shares	-	52,080	413,448	-	-	-	-	-	-	465,528
Profit for the year	-	-	-	-	-	-	-	-	15,664,202	15,664,202
Appropriation to reserves	-	-	-	2,812,079	2,655,438	25,000	-	-	(5,492,517)	-
Appropriation to bonus and welfare funds	-	-	-	-	-	-	-	-	(20,000)	(20,000)
Utilisation of reserves during the year	-	-	-	-	-	(70,462)	-	-	-	(70,462)
As at 31 December 2025	**50,052,763**	**1,274,874**	**-**	**2,812,519**	**6,544,437**	**83,317**	**89**	**-**	**12,918,812**	**73,686,811**
Profit for the period	-	-	-	-	-	-	-	-	8,711,532	8,711,532
Appropriation to reserves (*)	-	-	-	-	-	30,000	-	-	(30,000)	-
Appropriation to bonus and welfare funds (*)	-	-	-	-	-	-	-	-	(25,000)	(25,000)
Foreign exchange differences	-	-	-	-	-	-	-	(11,673)	-	(11,673)
Utilisation of reserves during the period	-	-	-	-	-	(9,976)	-	-	-	(9,976)
As at 30 June 2026	**50,052,763**	**1,274,874**	**-**	**2,812,519**	**6,544,437**	**103,341**	**89**	**(11,673)**	**21,575,344**	**82,351,694**

(*) According to Resolution of the Annual General Meeting of Shareholders No.07/2026/NQ-ĐHĐCĐ dated 24 April 2026, the Bank has appropriated bonus, welfare funds and other reserves from retained earnings in 2025.

(**) The Bank's charter capital as at 30 June 2026 does not include the carrying value of the convertible bonds (Note 22), which may be converted into potential ordinary shares, with an expected number of shares to be issued amounting to 289,127,861 shares according to the General Meeting of Shareholders' Resolution No. 16/2026/NQ-ĐHĐCĐ dated 24 April 2026.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

25.2. Details of the Bank's capital

	Closing balance		Opening balance	
	Ordinary shares	Preference shares	Ordinary shares	Preference shares
	VND Million	VND Million	VND Million	VND Million
Contributed capital	50,052,763	-	50,052,763	-
Capital construction investment	89	-	89	-
Share premium	1,274,874	-	1,274,874	-
	51,327,726	**-**	**51,327,726**	**-**

25.3. Details of the Bank's shares

	Closing balance	Opening balance
Number of ordinary registered shares for issue	5,005,276,323	5,005,276,323
Number of ordinary shares in issuance	5,005,276,323	5,005,276,323
Number of ordinary shares in circulation	5,005,276,323	5,005,276,323
Par value of share (VND/share)	10,000	10,000

26. INTEREST AND SIMILAR INCOME

	Current period	Prior period
	VND Million	VND Million
Interest from deposits	2,663,904	1,084,591
Interest from loans to customers	26,165,213	19,854,845
Interest from trading, investment in debt securities	2,818,548	1,599,433
- Interests from investment securities	2,818,548	*1,581,527*
- Interests from trading securities	-	*17,906*
Income from L/C	119,169	961,150
Income from guarantee services	113,977	110,772
Income from debt trading	886,327	9
Other income from credit activities	7,000,766	6,249,587
	39,767,904	**29,860,387**

27. INTEREST AND SIMILAR EXPENSES

	Current period	Prior period
	VND Million	VND Million
Interest expense on deposits	20,740,511	12,251,733
Interest expense on borrowings	1,021,895	669,895
Interest expense on valuable papers issued	3,098,566	2,408,276
Expenses on other credit activities	55,828	128,970
	24,916,800	**15,458,874**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

28. NET GAIN FROM SERVICES

	Current period	Prior period
	VND Million	VND Million
Income from services	**1,717,951**	**2,587,240**
Income from settlement services	293,437	1,209,452
Income from insurance agency services	59,602	141,733
Others	1,364,912	1,236,055
Expenses for services	**(344,469)**	**(984,432)**
Expenses for settlement services	(249,999)	(776,031)
Expenses for insurance agency services	(23,460)	(85,411)
Expenses for brokerage fees	(34,022)	(84,074)
Others	(36,988)	(38,916)
	1,373,482	**1,602,808**

29. NET GAIN FROM FOREIGN CURRENCIES TRADING

	Current period	Prior period
	VND Million	VND Million
Income from trading foreign currencies	**2,001,397**	**1,365,295**
Income from spot trading foreign currencies	1,013,102	803,896
Income from derivative financial instruments	987,762	560,916
Income from gold trading	533	483
Expenses for trading foreign currencies	**(1,246,435)**	**(726,961)**
Expenses for spot trading foreign currencies	(828,384)	(553,886)
Expenses for derivative financial instruments	(418,046)	(173,075)
Expense for gold trading	(5)	-
	754,962	**638,334**

30. NET (LOSS)/ GAIN FROM TRADING SECURITIES

	Current period	Prior period
	VND Million	VND Million
Income from trading securities	19,429	648,456
Expenses for trading securities	(20,665)	(17,821)
	(1,236)	**630,635**

31. NET GAIN FROM INVESTMENT SECURITIES

	Current period	Prior period
	VND Million	VND Million
Income from trading investment securities	55,528	31,191
Expenses for trading investment securities	(15,281)	(8,436)
Appropriation of provision for credit losses of investment securities	(19,256)	(19,973)
	20,991	**2,782**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

32. NET GAIN FROM OTHER ACTIVITIES

	Current period VND Million	Prior period VND Million
Other income	**247,230**	**212,205**
Income from recovery of written off loans	184,460	79,531
Income from debt purchase and sale transactions	-	47,475
Income from deferred payment interest of asset disposals	-	7,116
Income from commodity and interest rate derivative	32,620	30,589
Other income	30,150	47,494
Other expenses	**(51,384)**	**(140,462)**
Expense for commodity and interest rate derivative	(19,443)	(22,644)
Expense for other sponsorships	(2,340)	(87,803)
Other expenses	(29,601)	(30,015)
	195,846	**71,743**

33. INCOME FROM CAPITAL CONTRIBUTION, EQUITY INVESTMENTS

	Current period VND Million	Prior period VND Million
Dividends income from capital contributions		
From capital contributions and long-term investments	*4,329*	*4,896*
	4,329	**4,896**

34. OPERATING EXPENSES

	Current period VND Million	Prior period VND Million
Taxes, fees and charges	**1,126**	**5,620**
Staff cost	**2,172,567**	**2,294,515**
- Salaries and allowances	1,920,598	2,028,476
- Salary-based expenses	140,482	144,089
- Other allowances	18,927	51,825
- Other expenses	92,560	70,125
Expenses for fixed assets	**604,883**	**535,624**
- Depreciation and amortisation expenses	140,658	115,693
- Rental expenses	287,984	244,804
- Repair and maintenance expenses	135,408	120,656
- Others	40,833	54,471
Expenses for operating management	**1,157,924**	**983,511**
- Per diems	29,777	34,299
- Advertising, marketing and promotion expenses	336,131	295,287
- Conference, receptionist and guest expenses	116,390	97,969
- Electricity, water and office cleaning expenses	77,059	65,052
- Union activities expenses	138	313
- Others	598,429	490,591
(Reversal of) other provision expenses	**(180)**	**(1,786)**
Insurance premium for customers' deposits	**333,696**	**255,276**
	4,270,016	**4,072,760**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

35. CORPORATE INCOME TAX EXPENSE ("CIT")

	Current period	Prior period
	VND Million	VND Million
Profit before corporate income tax	**10,904,352**	**9,267,648**
Adjustments:		
- Non-deductible expenses	38,178	160,644
- Dividends income from capital contributions	(4,329)	(4,896)
- Income subject to tax in the previous year	(4,841)	(7,149)
- Adjustment for deferred income tax	(65,827)	(328,868)
Taxable profit	**10,867,533**	**9,087,379**
Corporate income tax rate	20%	20%
CIT expense calculated based on tax rate	2,173,506	1,817,476
Adjustment for previous year's CIT	6,148	3,392
Total CIT for the period	**2,179,654**	**1,820,868**
CIT payable at the beginning of the period	**2,410,610**	**853,275**
CIT paid in the period	(3,548,089)	(1,749,616)
CIT payable at the end of the period	**1,042,175**	**924,527**

The Bank is obligated to pay corporate income tax at a rate of 20% on taxable profit. The current corporate income tax expense for the 6-month period ended 30 June 2026 is estimated.

36. CASH AND CASH EQUIVALENTS

Cash and cash equivalents on the interim separate cash flow statement include items on the interim separate statement of financial position as follows:

	Closing balance	Opening balance
	VND Million	VND Million
Cash, gold	3,399,473	4,126,627
Balances with the SBV	48,765,418	59,678,820
Current deposits at other credit institutions	36,914,917	31,334,017
Deposits at other credit institutions with terms not exceeding 03 months	101,679,466	124,978,656
	190,759,274	**220,118,120**

37. EMPLOYEES' INCOME

	Current period	Prior period
	VND Million	VND Million
Total average number of employees (headcounts)	**10,471**	**10,658**
Employees' income		
1. Total salary fund	1,851,956	1,966,153
2. Other income	68,642	62,323
3. Total income (1+2)	1,920,598	2,028,476
4. Average salary per month (VND million/employee)	29.48	30.75
5. Average income per month (VND million/employee)	30.57	31.72

38. ASSETS AND VALUABLE PAPERS AS COLLATERALS AND FOR DISCOUNTING AND REDISCOUNTING

38.1. Assets and valuable papers received as collaterals and for discounting and rediscounting

	Closing balance VND Million	Opening balance VND Million
Of customers	**1,189,031,037**	**1,033,710,415**
Real estate	488,953,485	444,247,241
Shares, valuable papers	120,378,696	96,400,745
Machinery, equipment	15,242,825	11,018,807
Movable assets	14,819,529	14,413,331
Goods and materials	2,350,229	2,547,513
Other assets	547,286,273	465,082,778
Of other credit institutions	**9,450,000**	**4,680,000**
Rights on receivables	8,450,000	4,680,000
Valuable papers	1,000,000	-
	1,198,481,037	**1,038,390,415**

38.2. Assets and valuable papers received as collateral, pledges, and for discounting or re-discounting to secure written-off loans

	Closing balance VND Million	Opening balance VND Million
Real estate	11,736,254	7,462,503
Shares, valuable papers	840,258	840,364
Machinery, equipment	196,795	134,885
Movable assets	244,706	186,905
Goods and materials	593,124	435,781
Other assets	2,810,522	2,287,446
	16,421,659	**11,347,884**

38.3. Assets, valuable papers placed as collaterals and for discounting and rediscounting

	Closing balance VND Million	Opening balance VND Million
Government securities	1,670,000	13,787,000
	1,670,000	**13,787,000**

39. OFF-BALANCE-SHEET ITEMS WHERE THE BANK BEARS SIGNIFICANT RISKS

	Closing balance VND Million	Opening balance VND Million
Contingent liabilities	**42,441,603**	**44,197,532**
Credit guarantees	4,382	10,235
Letters of Credit (L/C) commitments	23,996,815	22,150,762
Other guarantees	18,440,406	22,036,535
Commitments	**199,328,961**	**182,161,909**
Foreign exchange transaction commitments	192,268,807	174,835,691
Other commitments	7,060,154	7,326,218
Less: Marginal deposits	**(354,723)**	**(381,225)**
	241,415,841	**225,978,216**

40. UNCOLLECTED INTEREST AND FEES RECEIVABLES

	Closing balance VND Million	Opening balance VND Million
Uncollected loan interest	3,004,845	1,619,399
Uncollected interest from securities	1,761	-
Uncollected fees receivables	3,006	3,006
	3,009,612	**1,622,405**

41. BAD DEBTS WRITTEN OFF

	Closing balance VND Million	Opening balance VND Million
Principal of written-off bad debts under observation	8,595,735	8,561,545
Interest of written-off bad debts under observation	3,139,561	2,760,027
	11,735,296	**11,321,572**

42. OTHER ASSETS AND DOCUMENTS

	Closing balance VND Million	Opening balance VND Million
Other assets kept-on-behalf	81,413,191	58,714,556
Other valuable documents under custody	1,603,984	4,388,789
Precious metals and stones kept-on-behalf	64,602	73,471
	83,081,777	**63,176,816**

43. RELATED PARTY BALANCES AND TRANSACTIONS

Details of significant transactions with related parties during the 6-month period ended 30 June 2026 are as follows:

	Current period VND Million	Prior period VND Million
Major shareholders and their related parties		
Increases in deposits from customers and interests paid	76,872,339	54,755,619
Decreases in deposits from customers	82,692,676	52,167,593
Decreases in loans to customers	1,014	-
Interest income from loans	6,133	8,231
Insurance services fees	540	-
Insurance expenses	10,810	6,353
Subsidiary (HD SAISON)		
Increases in deposits from credit institutions and interests paid	42,593,789	40,194,686
Decreases in deposits from credit institutions	43,520,311	40,475,594
Increases in loans to credit institutions	5,600,000	2,700,000
Decreases in loans to credit institutions	2,700,000	5,100,000
Interest income from loans	223,147	148,938
Interest expenses from deposits	10,246	14,729
Interest income from swap contracts	8,550	524

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

	Current period VND Million	Prior period VND Million
Subsidiary (HDS) (*)		
Increases in deposits from customers and interests paid	98,786,590	-
Decreases in deposits from customers	98,703,086	-
Subsidiary (Vikki Bank)		
Increases in deposits from credit institutions and interests paid	129,557,868	65,388,363
Decreases in deposits from credit institutions	133,805,758	55,361,918
Increase in deposits of the Bank at credit institutions	8,266,734	-
Decrease in deposits of the Bank at credit institutions	7,026,734	-
Increases in loans to credit institutions	8,322,675	3,575,251
Decreases in loans to credit institutions	30,337,328	-
Interest income from loans	400,088	6,916
Debt selling	6,790,825	28,575,251
Debt purchasing	539,150	-
Transfer of available-for-sale investment securities	2,029,059	-
Entrusted credit granting	2,400,000	-
Fees collected from debt trading client management	761,026	-
Associate (HDS) (*)		
Increases in deposits from customers and interests paid	195,694,275	235,704,467
Decreases in deposits from customers	196,594,329	235,942,675
Decreases in loans to customers	-	3,000,000
Interest income from loans	-	40,291
Members of the Board of Directors, Board of Supervisors, Board of Management and their related parties		
Increases in deposits from customers and interests paid	6,187,774	6,686,780
Decreases in deposits from customers	6,229,001	6,691,631
Increases in loans to customers	53,570	42,080
Decreases in loans to customers	39,319	180,541
Interest income from loans	9,747	6,743
Remuneration paid to:		
- The Board of Directors	*10,409*	*11,884*
- The Board of Management, Chief Financial Officer and Chief Accountant	*19,138*	*14,402*
Remuneration/income and operating expenses of the Board of Supervisors	*8,746*	7,125
Companies significantly affected by members of the Board of Directors, Board of Supervisors and Board of Management of the Bank		
Increases in deposits from customers and interests paid	95,992,949	66,052,387
Decreases in deposits from customers	100,174,394	66,843,276
Increases in loans to customers	10,716,426	13,039,534
Decreases in loans to customers	8,971,384	8,634,299
Interest income from loans	197,460	83,820

(*) During the period, the Bank completed the transaction to increase its ownership interest in HD Securities Corporation to 90%, whereby HD Securities Corporation became a subsidiary of the Bank (previously an associate).

Details of significant balances with related parties as at 30 June 2026 are as follows:

	Closing balance VND Million	Opening balance VND Million
Major shareholders and their related parties		
Deposits from customers	2,981,054	8,797,126
- Demand deposits	*440,812*	*5,728,692*
- Term deposits	*2,338,357*	*2,613,952*
- Saving deposits	*187,885*	*440,482*
- Marginal, payment guarantee deposits	*14,000*	*14,000*
Loans to customers	113,551	106,748
Interest receivables from loans	2,922	314
Subsidiary (HD SAISON)		
Deposits from credit institutions at the Bank	637,794	1,564,312
- Demand deposits	*167,794*	*314,312*
- Term deposits	*470,000*	*1,250,000*
Loans to credit institutions	6,500,000	3,600,000
Interest receivables from loans	*172,135*	*123,909*
Interest payables on currency swaps	1,125	6,491
Commitments in currency swap transactions	1,690,488	1,689,335
Subsidiary (HDS) (*)		
Deposits from customers	432,510	-
- Demand deposits	*432,510*	-
Subsidiary (Vikki Bank)		
Deposits from credit institutions at the Bank	6,064,485	10,312,556
- Demand deposits	*1,764,485*	*2,812,556*
- Term deposits	*4,300,000*	*7,500,000*
Deposits of the Bank at credit institutions	1,274,000	-
- Demand deposits	*1,274,000*	-
Loans to credit institutions	5,906,731	27,921,384
Interest receivables from loans	105,090	101,882
Commitments in currency swap transactions	-	2,477,685
Associate (HDS) (*)		
Deposits from customers	-	1,249,060
- Demand deposits	-	*1,249,060*
Receivables from bonds collection-on-behalf and management services	-	172,718
Members of the Board of Directors, Board of Supervisors, Board of Management and their related parties		
Deposits from customers	734,887	764,372
- Demand deposits	*72,206*	*29,514*
- Term deposits	*2,282*	*4,000*
- Saving deposits	*660,399*	*730,858*
Loans to customers	354,955	340,363
Interest receivables from loans	5,975	4,884

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

	Closing balance VND Million	Opening balance VND Million
Companies significantly affected by the Board of Directors, Board of Supervisors and Board of Management of the Bank		
Deposits from customers	1,860,500	6,044,453
- Demand deposits	*1,100,331*	*5,475,502*
- Term deposits	*747,750*	*491,847*
- Marginal, payment guarantee deposits	*12,419*	*77,104*
Loans to customers	9,193,438	6,624,056
Interest receivables from loans	9,295	7,382

44. CONCENTRATION OF ASSETS, LIABILITIES AND OFF-BALANCE-SHEET ITEMS BY GEOGRAPHICAL REGION

	Total loan balance (*) VND Million	Total deposits (**) VND Million	Credit commitments VND Million	Derivatives (Total contract value) VND Million	Securities trading and investment VND Million
Domestic	642,938,277	786,796,806	42,441,603	79,962,113	105,325,957
Overseas	-	-	-	177,554	-
	642,938,277	**786,796,806**	**42,441,603**	**80,139,667**	**105,325,957**

(*) Including loans to other credit institutions and loans to customers.

(**) Including deposits from other credit institutions and deposits from customers.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

45. FINANCIAL RISK MANAGEMENT

Risk policies, limits and management tools are embedded in daily operations of the Bank.

The Bank's objective is to manage its risk adequately within the approved limits. Therefore, the use of financial instruments, including receiving deposits from customers and investing in high-quality assets to achieve sufficient interest margins, are core activities of the Bank. From risk management perspective, this primarily involves maintaining loans to individuals and organisational borrowers of varied creditworthiness, in both local and foreign currencies, as well as off-statement of financial position commitments (such as guarantees and letters of credit). In addition, the Bank also places its mobilised funds in loans to other banks.

Risks relating to foreign exchange and interest rate exposures are managed through the use of position limits to avoid undue concentrations and entering into counter-balancing positions in order to offset exposures. By holding high quality financial instruments, the Bank is able to manage significant risks in its operating activities and to maintain an adequate liquidity position.

46. CURRENCY RISKS

Currency risk is the risk that the Bank's asset or value of an investment fluctuates due to changes in foreign exchange rates.

The Bank was incorporated and operates in Vietnam and its reporting currency is VND. The Bank's main transaction currency is VND, while a part of the Bank's asset-capital is in foreign currencies (USD, EUR, etc.). Thus, currency risk may arise.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

The book value of monetary assets and monetary liabilities denominated in foreign currencies as at 30 June 2026 are as follows:

ITEMS	EUR equivalent VND Million	USD equivalent VND Million	Gold equivalent VND Million	Other currency equivalent VND Million	Total VND Million
Assets					
Cash, gold	29,934	746,101	23,833	143,302	943,170
Balances with the State Bank of Vietnam	579	3,700,601	-	-	3,701,180
Placements with and loans to other credit institutions	95,789	31,777,457	-	7,572,149	39,445,395
Derivative financial instruments and other financial assets	(30,069)	(9,973,315)	-	(6,562,614)	(16,565,998)
Loans to customers (*)	-	23,346,024	-	972,657	24,318,681
Debt purchasing activities (*)	-	539,007	-	-	539,007
Other assets (*)	-	377,332	-	6,310	383,642
Total assets	**96,233**	**50,513,207**	**23,833**	**2,131,804**	**52,765,077**
Liabilities					
Deposits and borrowings from other credit institutions	816	25,588,798	-	931,188	26,520,802
Deposits from customers	84,908	15,889,153	-	555,263	16,529,324
Grants, trusted funds and borrowings where the Bank bears risks	-	2,601,233	-	45,955	2,647,188
Valuable papers issued	-	6,967,645	-	-	6,967,645
Other liabilities	6,758	542,357	743	10,940	560,798
Total liabilities	**92,482**	**51,589,186**	**743**	**1,543,346**	**53,225,757**
Balance sheet currency position	**3,751**	**(1,075,979)**	**23,090**	**588,458**	**(460,680)**
Off-balance sheet currency position	**-**	**(376,793)**	**-**	**19,201**	**(357,592)**
Balance sheet/off-balance currency position	**3,751**	**(1,452,772)**	**23,090**	**607,659**	**(818,272)**

(*) Excluding provision.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

47. INTEREST RATE RISKS

Interest rate risk is the possibility of the Bank's income or asset value being affected when market interest rate fluctuates. The Bank regularly controls structure of the proportions and terms of the assets and the liabilities of the Bank and also manages interest rate risks by controlling the interest rate difference according to the maturity scale.

The re-pricing period for effective interest rate is the remaining period from the date of the interim separate financial statements to the nearest interest rate re-pricing term of assets and liabilities. The following assumptions and conditions have been adopted in the analysis of the re-pricing period of the Bank's assets and liabilities:

- Cash, gold; balances with the SBV; currency derivative financial instruments; capital contribution, long-term investments; fixed assets; other assets that do not bear risk and other liabilities are classified as "Non-interest-bearing";

- The actual interest rate repricing period of trading securities and investment securities is calculated based on the most recent interest rate repricing period or remaining maturity of each type of securities from the date of preparation of the interim separate financial statements;

- The actual interest rate repricing period of placements with and loans to credit institutions; interest rate derivative financial instruments; loans to customer; other assets that bear risk; borrowings from the Government and the SBV; deposits and borrowings from other credit institutions; customer deposits is determined as follows:

    - Items with fixed interest rate during the contractual period: the effective interest rate re-pricing term is determined from the reporting date to maturity date;

    - Items with floating interest rate: the effective interest rate re-pricing term is determined from the reporting date to the nearest interest rate re-pricing date;

- The actual interest rate repricing period of valuable papers issued is based on the most recent interest rate repricing period or the remaining maturity of each type of valuable papers issued.

Item			Current						
	Overdue	Non-interest bearing	Up to 01 month	From 01 to 03 months	From 03 to 06 months	From 06 to 12 months	From 01 to 05 years	Over 05 years	Total
	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million
Assets									
Cash, gold	-	3,399,473	-	-	-	-	-	-	3,399,473
Balances with the SBV	-	48,765,418	-	-	-	-	-	-	48,765,418
Placements with and loans to other credit institutions	-	-	136,674,973	4,170,000	1,400,000	11,543,086	-	-	153,788,059
Trading securities (*)	-	-	-	-	-	1,025,044	-	-	1,025,044
Derivative financial instruments and other financial assets	-	436,003	1,460	-	(8,408)	-	-	-	429,055
Loans to customers (*)	45,355,522	-	72,005,603	127,918,975	175,298,331	183,997,562	19,351,148	3,817,460	627,744,601
Debt purchasing activities (*)	-	-	881,658	6,042,280	5,457,953	4,183,475	2,593,318	-	19,158,684
Investment securities (*)	-	-	50,000	1,700,000	20,060,553	38,479,439	25,100,906	18,910,015	104,300,913
Capital contribution, long-term investments	-	17,781,847	-	-	-	-	-	-	17,781,847
Fixed assets	-	1,794,998	-	-	-	-	-	-	1,794,998
Other assets (*)	47,807	26,319,045	-	1,847,283	6,240,481	11,954,100	-	-	46,408,716
Total assets	**45,403,329**	**98,496,784**	**209,613,694**	**141,678,538**	**208,448,910**	**251,182,706**	**47,045,372**	**22,727,475**	**1,024,596,808**
Liabilities									
Borrowings from the Government and the SBV	-	-	1,617	183	520	1,060	1,834	-	5,214
Deposits and borrowings from other credit institutions	-	-	107,048,411	12,645,939	16,304,029	4,302,926	-	-	140,301,305
Deposits from customers	-	473,037	140,731,567	126,370,962	195,484,323	207,354,304	4,076,745	272	674,491,210
Grants, trusted funds and borrowings where the Bank bears risks	-	-	1,585	2,600,714	-	1,585	12,985	30,319	2,647,188
Valuable papers issued	-	-	2,732,789	8,762,418	29,691,490	41,372,996	16,025,956	949,948	99,535,597
Other liabilities	-	16,783,240	-	-	-	-	-	-	16,783,240
Total liabilities	**-**	**17,256,277**	**250,515,969**	**150,380,216**	**241,480,362**	**253,032,871**	**20,117,520**	**980,539**	**933,763,754**
Balance sheet net interest gap	**45,403,329**	**81,240,507**	**(40,902,275)**	**(8,701,678)**	**(33,031,452)**	**(1,850,165)**	**26,927,852**	**21,746,936**	**90,833,054**

(*) Excluding provision.

48. LIQUIDITY RISK

Liquidity risk is the risk that the bank is unable to meet its debt obligations when they come due; or the bank is able to meet its debt obligations when due but at a cost higher than the average market cost.

The maturity of assets and liabilities represents the remaining time from the reporting date of the interim separate financial statements until the payment date regulated in the contract or terms of issuance.

The following assumptions and conditions have been adopted in the analysis of the Bank's maturity relating to its assets and liabilities:

- Cash, gold and balances with the SBV are classified into maturity up to one (1) month;
- The maturity terms of placement with and loans to other credit institutions; derivative financial instruments and other financial assets; loans to customers; investment securities; other assets; borrowings from the Government and the SBV; valuable papers issued; other liabilities is determined based on the nature of these amounts or the contractual maturity date;
- The maturity of trading securities is calculated on the basis of the probable time to convert bonds into cash;
- The maturity date of capital contribution, long-term investments is classified as over five (05) years;
- The maturity of deposits and borrowings from other credit institutions and customer deposits is determined based on the nature of these amounts or the maturity date stipulated in the contract. Current deposits from other credit institutions and current deposits are classified into maturity up to one (1) month. The maturity date for loans and term deposits is determined based on the maturity date stipulated in the contract;
- The maturity of fixed assets is determined based on the remaining useful life of the asset.

Liquidity Risk Management

The purpose of liquidity risk management is to ensure the availability of funds to meet financial obligations.

The Bank mobilizes funds from a variety of sources to mitigate liquidity risk, and at the same time, also has a flexible liquid asset management policy, monitoring future cash flows and liquidity on a daily basis. The Bank also assesses expected cash flows in case of need to mobilize additional funds.

Liquidity risk is limited by holding a large amount of cash and cash equivalents in the form of current accounts, deposits at the State Bank of Vietnam, bonds issued by the Government or guaranteed by the Government, placements with and overnight loans to other credit institutions. Risk-weighted safety ratios are also used to manage the Bank's liquidity risk.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Item	Overdue		Current					
	Over 03 months	Up to 03 months	Up to 01 month	From 01 to 03 months	From 03 to 12 months	From 01 to 05 years	Over 05 years	Total
	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million	VND Million
Assets								
Cash, gold	-	-	3,399,473	-	-	-	-	3,399,473
Balances with the SBV	-	-	48,765,418	-	-	-	-	48,765,418
Placements with and loans to other credit institutions	-	-	136,674,973	4,170,000	12,943,086	-	-	153,788,059
Trading securities (*)	-	-	-	-	1,025,044	-	-	1,025,044
Derivative financial instruments and other financial assets	-	-	222,847	70,545	141,669	(6,006)	-	429,055
Loans to customers (*)	16,542,573	28,812,949	31,498,110	53,795,722	226,417,957	180,548,582	90,128,708	627,744,601
Debt purchasing activities (*)	-	-	881,658	5,884,866	9,798,841	2,593,319	-	19,158,684
Investment securities (*)	-	-	-	1,000,000	44,963,225	39,427,673	18,910,015	104,300,913
Capital contribution, long-term investments	-	-	-	-	-	-	17,781,847	17,781,847
Fixed assets	-	-	644,308	344	17,255	415,738	717,353	1,794,998
Other assets (*)	47,807	-	12,010,641	4,200,581	21,891,364	1,597,536	6,660,787	46,408,716
Total assets	**16,590,380**	**28,812,949**	**234,097,428**	**69,122,058**	**317,198,441**	**224,576,842**	**134,198,710**	**1,024,596,808**
Liabilities								
Borrowings from the Government and the SBV	-	-	616	207	2,313	2,078	-	5,214
Deposits and borrowings from other credit institutions	-	-	107,030,281	12,383,007	8,736,131	12,150,036	1,850	140,301,305
Deposits from customers	-	-	141,204,604	126,370,962	402,838,627	4,076,745	272	674,491,210
Grants, trusted funds and borrowings where the Bank bears risks	-	-	1,585	76,587	78,073	624,895	1,866,048	2,647,188
Valuable papers issued	-	-	1,198,955	40,000	42,304,124	18,620,625	37,371,893	99,535,597
Other liabilities	-	-	4,845,607	3,507,665	8,169,274	257,810	2,884	16,783,240
Total liabilities	-	-	**254,281,648**	**142,378,428**	**462,128,542**	**35,732,189**	**39,242,947**	**933,763,754**
Net liquidity difference	**16,590,380**	**28,812,949**	**(20,184,220)**	**(73,256,370)**	**(144,930,101)**	**188,844,653**	**94,955,763**	**90,833,054**

(*) Excluding provision.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

49. CREDIT RISK

Credit risk is the risk of financial loss due to customer or counterparty of the Bank being unable or unwilling to fulfil on its payment obligations, in part or as a whole under a contract or agreement with the Bank. The Bank's customer or counterparty (including credit institutions and foreign bank branches) has relationship with the Bank in term of being granted credit (including entrusted loans), receiving deposits and issuing corporate bonds.

Credit risk management and mitigation policies

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

Maximum exposure to credit risk

The maximum exposure to credit risk is the carrying amounts on the interim separate statement of financial position as well as off-statement of financial position financial instruments, without taking into account any collateral assets held or other credit enhancements. For contingent liabilities, the maximum exposure to credit risk is the maximum amount that the Bank would have to pay if the obligations of the instruments issued are called upon.

	Undue and unimpaired	Overdue and unimpaired	Impaired and made provision	Total
	VND Million	VND Million	VND Million	VND Million
Placements with and loans to other credit institutions	**153,788,059**	**-**	**-**	**153,788,059**
- Placements with other credit institutions	*138,594,383*	-	-	*138,594,383*
- Loans to other credit institutions	*15,193,676*	-	-	*15,193,676*
Loans to customers (*)	**582,231,952**	**5,798,083**	**39,714,566**	**627,744,601**
Debt purchasing activities (*)	**19,158,684**	**-**	**-**	**19,158,684**
Investment securities (*)	**79,438,515**	**-**	**50,000**	**79,488,515**
- Available-for-sale investment securities	*77,430,704*	-	*50,000*	*77,480,704*
- Held-to-maturity investment securities	*2,007,811*	-	-	*2,007,811*
Other assets (*)	**3,593,764**	**-**	**-**	**3,593,764**
Total	**838,210,974**	**5,798,083**	**39,764,566**	**883,773,623**

(*) Excluding provision.

50. OPERATING LEASE COMMITMENT

	Closing balance	Opening balance
	VND Million	VND Million
Up to 1 year	343,825	326,235
Above 1 year to 5 years	659,816	652,791
5 years and above	196,957	453,971
	1,200,598	**1,432,997**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

51. EXCHANGE RATES OF SOME FOREIGN CURRENCIES AT THE END OF THE REPORTING PERIOD

	Closing balance	Opening balance
	VND	VND
AUD	18,071	17,576
CAD	18,540	19,237
CHF	32,511	33,135
CNY	3,877	3,767
EUR	30,069	30,926
GBP	34,855	35,398
HKD	3,292	3,378
JPY	162.62	168.38
KRW	16.76	18.38
NZD	14,852	15,165
SGD	20,342	20,466
SJC	145,500,000	151,800,000
THB	790.62	833.50
USD	26,293	26,244

52. EVENTS AFTER THE REPORTING DATE

Resolution No. 17/2026/NQ-ĐHĐCĐ dated on 17 August 2026 by the General Meeting of Shareholders of Ho Chi Minh City Development Joint Stock Commercial Bank approved the following matters:

- HDBank's 2025 dividend payment plan with a stock dividend rate of 25%.
- The plan for share issuance from owners' equity (Reserve fund for supplementary charter capital) with an issuance rate from owners' equity of 5%.
- The charter capital increase plan through a private placement of shares with a maximum issuance volume of 700,000,000 shares (par value of VND 10,000 per share).
- Accordingly, the expected charter capital upon completion of the charter capital increase is VND 72,068,592,190,000.

Other than the event mentioned above, there are no other events arising after the reporting date that had or could have a material effect on the operations of the Bank, its interim separate financial position and its interim separate financial performance that required adjustment or disclosure in the interim separate financial statements.

Preparer		Controller	Approver
Nguyen Thi Ngoc Han	Ho Dang Hoang Quyen	Pham Van Dau	Tran Hoai Nam
Financial reporting Section Manager	Chief Accountant	Chief Financial Officer	Deputy Chief Executive Officer

NGÂN HÀNG TMCP PHÁT TRIỂN TP. HỒ CHÍ MINH
HDBank
Cam kết lợi ích cao nhất

24 August 2026