Viet Capital Commercial Joint Stock Bank

Interim separate financial statements

For the six-month period ended 30 June 2026

Shape the future
with confidence

Signature Not Verified
Ký bởi: NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN BẢN VIỆT
Ký ngày: 13/8/2026 14:29:20

Viet Capital Commercial Joint Stock Bank

Interim separate financial statements

For the six-month period ended 30 June 2026

Viet Capital Commercial Joint Stock Bank

CONTENTS

	Pages
General information	1 - 2
Report of the Board of Management	3
Report on review of interim separate financial statements	4 - 5
Interim separate statement of financial position	6 - 8
Interim separate income statement	9
Interim separate cash flow statement	10 - 11
Notes to the interim separate financial statements	12 - 79

Viet Capital Commercial Joint Stock Bank

GENERAL INFORMATION

THE BANK

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

The Bank was established under the Establishment and Operation License No. 576/GP-UB issued by the People's Committee of Ho Chi Minh City on 8 October 1992, Banking Operation License No. 0025/NH-GP issued by the State Bank of Vietnam ("the SBV") on 22 August 1992, Business Registration Certificate No. 0301378892 initially issued by the Department of Planning and Investment of Ho Chi Minh City on 16 October 1992. On 13 December 2011, the SBV issued Decision No. 2665/QD-NHNN approving change in the Bank's name from Gia Dinh Commercial Joint Stock Bank to Viet Capital Commercial Joint Stock Bank. The Bank's operation period is 99 years from 22 August 1992.

The principal activities of the Bank are to provide banking services including mobilising and receiving short, medium and long-term deposits from various organisations and individuals; providing short, medium and long-term loans to various organisations and individuals based on the Bank's nature of business and capacity of capital resources; conducting foreign exchange transactions; providing international trade finance services; discounting commercial papers, bonds and other valuable papers; providing settlement services and other banking services as allowed by the SBV.

The Bank's Head Office is located at HM Town Building, 412 Nguyen Thi Minh Khai Street, Ban Co Ward, Ho Chi Minh City, Vietnam. As at 30 June 2026, the Bank had one (1) Head Office, forty-one (41) branches, eighty-four (84) transaction offices located in cities and provinces throughout Vietnam.

THE BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Name	*Position*	*Appointment/re-appointment is effective from*
Mr. Le Anh Tai	Chairman	Re-appointed on 26 December 2025
Mr. Ly Hoai Van	Member	Appointed on 26 December 2025
Mr. Nguyen Nhat Nam	Member	Re-appointed on 26 December 2025
Mr. Pham Quang Khanh	Member	Appointed on 26 December 2025
Ms. Nguyen Thi Thu Ha	Member	Appointed on 26 December 2025
Mr. Pham Thanh Son	Independent Member	Appointed on 26 December 2025
Mr. Le Minh Huan	Independent Member	Appointed on 16 April 2026

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Name	*Position*	*Appointment/re-appointment is effective from*
Mr. Ly Cong Nha	Head of Supervisory Board	Appointed on 26 December 2025
Ms. Nguyen Thi Thanh Tam	Member	Appointed on 26 December 2025
Ms. Bui Thi Quanh	Member	Appointed on 26 December 2025
Mr. Le Hoang Nam	Member	Re-appointed on 26 December 2025
Ms. Nguyen Thi Thanh Thuy	Member	Re-appointed on 26 December 2025

THE BOARD OF MANAGEMENT AND CHIEF ACCOUNTANT

Members of the Board of Management and Chief Accountant during the period and at the date of this report are:

Name	*Position*	*Appointment/re-appointment is effective from*
Mr. Ly Hoai Van	General Director	Appointment on 7 October 2025
Mr. Nguyen Hoang Son	Deputy General Director	Appointment on 12 January 2026
Mr. Le Van Be Muoi	Deputy General Director	Re-appointed on 1 May 2024
Ms. Van Thanh Khanh Linh	Deputy General Director	Re-appointed on 15 June 2024
Mr. Phan Viet Hai	Deputy General Director	Re-appointed on 15 June 2024
Mr. Nguyen Thanh Tu	Deputy General Director	Re-appointed on 15 June 2024
Ms. Tran Thi Kim Thu	Deputy Chief Financial Officer cum Chief Accountant	Appointment on 12 January 2026

LEGAL REPRESENTATIVE

The legal representative of the Bank during the period and at date of this report is Mr. Ly Hoai Van, General Director.

Mr. Nguyen Hoang Son - Deputy General Director is authorised to sign the accompanying interim separate financial statements for the six-month period ended 30 June 2026 in accordance with Letter of Authorization No. 230/26/BVBank/UQ-TGD dated 2 February 2026 by General Director.

AUDITOR

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

Viet Capital Commercial Joint Stock Bank

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Viet Capital Commercial Joint Stock Bank ("the Bank") is pleased to present this report and the interim separate financial statements of the Bank for the six-month period ended 30 June 2026.

THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The Board of Management of the Bank is responsible for the interim separate financial statements of each financial period which give a true and fair view of the interim separate financial position of the Bank and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate financial statements, the Board of Management is required to:

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

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 for ensuring that the accounting records comply with the applied accounting system. 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 fraud and other irregularities.

The Board of Management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

STATEMENT BY THE BOARD OF MANAGEMENT

The Board of Management of the Bank does hereby state that, in its opinion, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Bank as at 30 June 2026 and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

The Bank has a subsidiary as disclosed in *Note 1* to the interim separate financial statements. The Bank has prepared the interim consolidated financial statements of the Bank and its subsidiary for the six-month period ended 30 June 2026 ("interim consolidated financial statements") in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements. Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and the interim consolidated cash flows of the Bank and its subsidiary.

For and on behalf of the Board of Management:

M.S.D.N: 0301378892 - C.T.C.P - NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN BẢN VIỆT - THÀNH PHỐ HỒ CHÍ MINH

Mr. Nguyen Hoang Son
Deputy General Director

Ho Chi Minh City, Vietnam

11 August 2026

Ernst & Young Vietnam Limited
2 Hai Trieu Street, Sai Gon Ward
Ho Chi Minh City, Vietnam

Tel: +84 28 3824 5252
Email: eyhcmc@vn.ey.com
Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

Shape the future
with confidence

Reference: 13393990/E-69711283/LR-R

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: The Shareholders of Viet Capital Commercial Joint Stock Bank

We have reviewed the accompanying interim separate financial statements of Viet Capital Commercial Joint Stock Bank ("the Bank") as prepared on 11 August 2026 and set out on pages 6 to 79, which comprise the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and the interim separate statement of cash flows for the six-month period then ended and the notes thereto.

The Board of Management's responsibility

The Board of Management is responsible for the preparation and true and fair presentation of the interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the 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 interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim separate financial information 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.

A member firm of Ernst & Young Global Limited

Shape the future
with confidence

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 give a true and fair view, in all material respects, of the interim separate financial position of the Bank as at 30 June 2026, and of the interim separate results of its operations and its interim separate cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements.

Ho Chi Minh City, Vietnam
11 August 2026

Ernst & Young Vietnam Limited

Nguyen Phuong Nga
Deputy General Director
Audit Practicing Registration
Certificate No. 0763-2024-004-1

A member firm of Ernst & Young Global Limited

Viet Capital Commercial Joint Stock Bank

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

B02a/TCTD

	Notes	30 June 2026 VND million	31 December 2025 VND million
ASSETS			
Cash on hand	**5**	**490,406**	**607,814**
Balances with the State Bank of Vietnam	**6**	**2,745,293**	**1,537,746**
Due from and loans to other credit institutions		**34,839,747**	**34,856,807**
Due from other credit institutions	7.1	34,839,747	32,723,487
Loans to other credit institutions	7.2	-	2,133,320
Derivative and other financial assets	**8**	**137,099**	**199,517**
Loans to customers		**82,214,589**	**76,601,368**
Loans to customers	9	83,385,077	77,688,221
Provision for loans to customers	11.1	(1,170,488)	(1,086,853)
Purchased debts	**10**	**1,326,348**	**547,976**
Purchased debts		1,336,365	552,247
Provision for credit losses on purchased debts		(10,017)	(4,271)
Investment securities		**14,706,587**	**13,680,717**
Available-for-sale securities	12.1	11,801,998	10,549,683
Held-to-maturity securities	12.2	3,443,701	3,541,422
Provision for investment securities	12.3	(539,112)	(410,388)
Long-term investments		**100,000**	**100,000**
Investment in subsidiary	13	100,000	100,000
Fixed assets		**1,555,299**	**1,578,511**
Tangible fixed assets	14.1	570,553	589,139
Cost		*995,127*	*986,323*
Accumulated depreciation		*(424,574)*	*(397,184)*
Intangible fixed assets	14.2	984,746	989,372
Cost		*1,240,058*	*1,234,636*
Accumulated amortization		*(255,312)*	*(245,264)*
Other assets		**3,938,595**	**3,438,040**
Receivables	15.1	412,225	345,215
Interest and fees receivables	15.2	2,855,618	1,869,867
Other assets	15.3	680,904	1,224,388
Provision for other assets	15.4	(10,152)	(1,430)
TOTAL ASSETS		**142,053,963**	**133,148,496**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued) B02a/TCTD
as at 30 June 2026

	Notes	30 June 2026 VND million	31 December 2025 VND million
LIABILITIES			
Liabilities to Government and the State Bank of Vietnam		**7,797,282**	**7,140,623**
Borrowings from the State Bank of Vietnam	16	7,797,282	7,140,623
Due to and borrowings from other credit institutions		**17,504,010**	**17,939,629**
Due to other credit institutions	17.1	17,504,010	17,603,005
Borrowings from other credit institutions	17.2	-	336,624
Due to customers	**18**	**81,453,005**	**71,548,876**
Grants, entrusted funds and loans exposed to risks	**19**	**65,740**	**65,605**
Valuable papers issued	**20**	**24,427,875**	**26,693,540**
Other liabilities		**2,919,426**	**2,333,548**
Interest and fees payables	21.1	2,596,725	2,004,939
Other payables	21.2	322,701	328,609
TOTAL LIABILITIES		**134,167,338**	**125,721,821**
OWNERS' EQUITY			
Owners' equity		**6,407,704**	**6,407,704**
Charter capital		6,408,200	6,408,200
Capital expenditure fund		1	1
Share premium		(497)	(497)
Reserves		**365,369**	**286,239**
Foreign exchange differences		**23,916**	**-**
Retained earnings		**1,089,636**	**732,732**
TOTAL OWNERS' EQUITY	**23**	**7,886,625**	**7,426,675**
TOTAL LIABILITIES AND OWNERS' EQUITY		**142,053,963**	**133,148,496**

OFF-BALANCE SHEET ITEMS

	Notes	30 June 2026 VND million	31 December 2025 VND million
Contingent liabilities and commitments	34	19,789,859	41,696,110
Loan guarantees		950	2,200
Foreign exchange commitments		18,084,966	39,408,176
- *Buying foreign currencies*		*736,522*	*7,560,556*
- *Selling foreign currencies*		*736,489*	*3,729,545*
- *Swap contracts*		*16,611,955*	*28,118,075*
Letters of credit		3,570	7,020
Other guarantees		1,249,174	1,710,999
Other commitments		451,199	567,715
Interest and fees receivable but not collected yet	35	407,659	415,817
Bad debts written off	36	4,140,380	3,999,609
Assets and other documents	37	28,776,302	25,426,951

Ho Chi Minh City, Vietnam
11 August 2026

Prepared by	Reviewed by	Approved by
Ms. Nguyen Thi Hong Hai	Ms. Tran Thi Kim Thu	Mr. Nguyen Hoang Son
Deputy Head of Accounting Department	Deputy Chief Financial Officer cum Chief Accountant	Deputy General Director

Viet Capital Commercial Joint Stock Bank

INTERIM SEPARATE INCOME STATEMENT
for the six-month period ended 30 June 2026

B03a/TCTD

	Notes	*For the six-month period ended 30 June 2026 VND million*	*For the six-month period ended 30 June 2025 VND million*
Interest and similar income	24	5,576,519	3,740,164
Interest and similar expenses	25	(3,898,485)	(2,593,774)
Net interest and similar income		**1,678,034**	**1,146,390**
Fee and commission income		191,851	132,799
Fee and commission expenses		(220,196)	(118,281)
Net (loss)/gain from fee and commission	**26**	**(28,345)**	**14,518**
Net gain from trading of foreign currencies	**27**	**72,639**	**53,287**
Net gain/(loss) from investment securities	**28**	**2,682**	**(491)**
Other operating income		173,787	27,870
Other operating expenses		(60,497)	(3,160)
Net gain from other operating activities	**29**	**113,290**	**24,710**
TOTAL OPERATING INCOME		**1,838,300**	**1,238,414**
TOTAL OPERATING EXPENSES	**30**	**(919,644)**	**(819,777)**
Net operating profit before provision expense for credit losses		**918,656**	**418,637**
Provision expenses for credit losses	11	(372,706)	(326,530)
PROFIT BEFORE TAX		**545,950**	**92,107**
Current corporate income tax expenses	22.1	(109,916)	(18,729)
Corporate income tax expenses		**(109,916)**	**(18,729)**
PROFIT AFTER TAX CORPORATE INCOME		**436,034**	**73,378**

Ho Chi Minh City, Vietnam
11 August 2026

Prepared by	Reviewed by	Approved by
Ms. Nguyen Thi Hong Hai Deputy Head of Accounting Department	Ms. Tran Thi Kim Thu Deputy Chief Financial Officer cum Chief Accountant	Mr. Nguyen Hoang Son Deputy General Director

Viet Capital Commercial Joint Stock Bank

INTERIM SEPARATE CASH FLOW STATEMENT
for the six-month period ended 30 June 2026

B04a/TCTD

	Notes	*For the six-month period ended 30 June 2026 VND million*	*For the six-month period ended 30 June 2025 VND million*
CASH FLOWS FROM OPERATING ACTIVITIES			
Interest and similar receipts		4,587,609	3,568,726
Interest and similar payments		(3,288,099)	(1,925,680)
Net fee and commission receipts		(28,345)	14,518
Net receipts from trading of securities, gold and foreign currencies		62,631	54,377
Receipts from other activities		(11,468)	136
Recoveries of bad debts previously written-off	29	125,023	24,697
Payments to employees and other operating expenses		(886,947)	(817,541)
Corporate income tax paid during the period	22	(60,394)	(57,930)
Net cash flows from operating activities before changes in operating assets and liabilities		**500,010**	**861,303**
Changes in operating assets		***(6,707,815)***	***(10,824,165)***
Decrease/(increase) in loans to other credit institutions		483,320	(2,853,500)
Increase in investment securities		(1,154,968)	(2,802,797)
Decrease/(increase) in derivatives and other financial assets		62,418	(4,453)
Increase in loans to customers		(5,696,856)	(4,459,345)
Increase in utilisation of allowance for losses		(154,227)	(113,045)
Increase in other operating assets		(247,502)	(591,025)
Changes in operating liabilities		***7,803,003***	***9,373,408***
Increase in liabilities to Government and the SBV		656,659	2,069,219
(Decrease)/increase in due to and borrowings from other credit institutions		(435,619)	2,394,118
Increase in due to customers		9,904,129	1,407,369
(Decrease)/increase in valuable papers issued		(2,265,665)	3,829,839
Increase in grants, entrusted funds and loans exposed to risks		135	5,792
Decrease in other operating liabilities		(56,636)	(332,988)
Proceeds from credit institution funds		-	59
Net cash from/(used in) operating activities		**1,595,198**	**(589,454)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of fixed assets		(63,560)	(28,081)
Proceeds from disposal of fixed assets		1	218,501
Dividends received from long-term investments		844	831
Net cash (used in)/from investing activities		**(62,715)**	**191,251**

	Notes	*For the six-month period ended 30 June 2026 VND million*	*For the six-month period ended 30 June 2025 VND million*
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from share issuances		-	689,399
Proceeds from issuance of long-term valuable papers are eligible to be included in equity capital and other long-term borrowings		-	1,254,380
Net cash flows from financing activity		**-**	**1,943,779**
Net cash and cash equivalents flows during the period		**1,532,483**	**1,545,576**
Cash and cash equivalents at beginning of the period	**31**	**19,969,047**	**16,870,605**
Foreign exchange rate differences		**23,916**	**425**
Cash and cash equivalents at end of the period	**31**	**21,525,446**	**18,416,606**

Ho Chi Minh City, Vietnam
11 August 2026

Prepared by	Reviewed by	Approved by
Ms. Nguyen Thi Hong Hai	Ms. Tran Thi Kim Thu	Mr. Nguyen Hoang Son
Deputy Head of Accounting Department	Deputy Chief Financial Officer cum Chief Accountant	Deputy General Director

NGÂN HÀNG THƯƠNG MẠI CỔ PHẦN BẢN VIỆT
M.S.D.N: 0301378892-C.T.C.P * THÀNH PHỐ HỒ CHÍ MINH *

1. BANK INFORMATION

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

Establishment and Operations

The Bank was established under the Establishment and Operation License No. 576/GP-UB issued by the People's Committee of Ho Chi Minh City on 8 October 1992, Banking Operation License No. 0025/NH-GP issued by the State Bank of Vietnam ("the SBV") on 22 August 1992, Business Registration Certificate No. 0301378892 initially issued by the Department of Planning and Investment of Ho Chi Minh City on 16 October 1992. On 13 December 2011, the SBV issued Decision No. 2665/QD-NHNN approving change in the Bank's name from Gia Dinh Commercial Joint Stock Bank to Viet Capital Commercial Joint Stock Bank. The Bank's operation period is 99 years from 22 August 1992.

The principal activities of the Bank are to provide banking services including mobilising and receiving short, medium and long-term deposits from various organisations and individuals; providing short, medium and long-term loans to various organisations and individuals based on the Bank's nature of business and capacity of capital resources; conducting foreign exchange transactions; providing international trade finance services; discounting commercial papers, bonds and other valuable papers; providing settlement services and other banking services as allowed by the SBV.

Charter capital

The charter capital of the Bank as at 30 June 2026 amounted to VND6,408,200 million (31 December 2025: VND6,408,200 million).

Operation network

The Bank's Head Office is located at HM Town Building, 412 Nguyen Thi Minh Khai Street, Ban Co Ward, Ho Chi Minh City, Vietnam. As at 30 June 2026, the Bank had one (1) Head Office, forty-one (41) branches, eighty-four (84) transaction offices located in cities and provinces throughout Vietnam.

Employees

The Bank's total number of employees as at 30 June 2026 was 2,889 employees (31 December 2025: 2,888 employees).

Subsidiary

As at 30 June 2026, the Bank had one (1) subsidiary:

Subsidiary	*Operating License No.*	*Nature of Business*	*Ownership*
Viet Capital Bank Assets Management Company Limited	No. 0311401011 was issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on 8 December 2011 and its amendments 7th on 23 January 2019.	Assets management	100%

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

2.1 *Accounting period*

The Bank's fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

The Bank also prepares interim separate financial statements for the six-month period starting on 1 January and ending on 30 June each year.

2.2 *Accounting currency*

Currency used in preparing these interim separate financial statements of the Bank is Vietnam Dong ("VND"). For the purpose of presentation of the interim separate financial statements as at 30 June 2026, the figures are rounded to the nearest million and expressed in millions of Vietnam Dong ("VND million"). This presentation does not affect the view of users of interim separate financial statements on the interim separate financial position, the interim separate results of operations and its interim separate cash flows and the notes thereto.

3. APPLIED ACCOUNTING STANDARDS AND SYSTEM

3.1 *Statement of compliance*

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

3.2 *Purpose of preparing the separate financial statements*

The Bank has a subsidiary as disclosed in *Note 1* and *Note 13*. The Bank has prepared interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements. In addition, the Bank has also prepared the interim consolidated financial statements of the Bank and its subsidiary for the six-month period ended 30 June 2026 ("the interim consolidated financial statements").

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Bank and its subsidiary.

3. APPLIED ACCOUNTING STANDARDS AND SYSTEM (continued)

3.3 Accounting standards and system

The interim separate financial statements of the Bank are prepared in accordance with the Vietnamese Accounting System applicable to Credit Institutions required under Decision No. 479/2004/QD-NHNN issued on 29 April 2004, Circular 10/2014/TT-NHNN dated 20 March 2014, Circular 22/2017/TT-NHNN dated 29 December 2017 amending and supplementing Decision No. 479/2004/QD-NHNN, Decision No. 16/2007/QD-NHNN dated 18 April 2007, Circular 27/2021/TT-NHNN issued by the State Bank of Vietnam on 31 December 2021, Circular 49/2014/TT-NHNN amending and supplementing a number of articles of Decision No. 16/2007/QD-NHNN and the chart of accounting system for credit institutions issued in connection with Decision No. 479/2004/QD-NHNN by the State Bank of Vietnam; Vietnamese Accounting Standard No. 27 – Interim Financial Reporting and other Vietnamese Accounting Standards System issued by the Ministry of Finance as per:

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

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

Items or balances required by Decision No. 16/2007/QD-NHNN dated 18 April 2007, Circular 49/2014/TT-NHNN dated 31 December 2014 and Circular 27/2021/TT-NHNN dated 31 December 2021 on the Issuance and Promulgation of the financial statements reporting regime for credit institutions and its amendments and supplements that are not shown in these interim separate financial statements indicate nil balance.

3.4 Assumptions and uses of estimates

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Changes in accounting policies and disclosures

The accounting policies adopted by the Bank in preparation of these interim separate financial statements are consistent with those used in preparing of the Bank's separate financial statements for the year ended 31 December 2025 and for the six-month period ended 30 June 2025. Except for the following change in the accounting policies:

Circular No. 70/2025/TT-NHNN ("Circular 70") dated 31 December 2025 amends and supplements Point 6.3, Clause 6, Section I of the Accounting System applicable to credit institutions issued together with Decision No. 479/2004/QD-NHNN dated 29 April 2004.

Accordingly, for accounting treatments of economic transactions which have not been guided under Decision No. 479 and guidance issued by the State Bank of Vietnam, credit institutions shall, based on the substance and nature of the economic transactions arising, the provisions of the Law on Accounting, guidance on the Law on Accounting, Vietnamese Accounting Standards and prevailing laws and regulations guiding accounting principles applicable to enterprises, perform the relevant accounting treatments. The Board of Management assesses that the adoption of Circular No. 70 does not have a material effect on the amounts presented in the Bank's interim separate financial statements for the six-month period ended 30 June 2026.

Circular 70 is effective from 1 January 2026.

4.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, current accounts at the SBV, demand deposits and due from other credit institutions with an original maturity of three months or less from the transaction date, securities with maturity of three months or less from date of purchase, which are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value at the reporting date.

4.3 Due from and loans to other credit institutions

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

The credit risk classification of due from and loans to other credit institutions and provision for credit risks thereof are provided in accordance with Circular 31/2024/TT-NHNN ("Circular 31") and Decree 86/2024/NĐ-CP ("Decree 86"), which stipulate the classification of assets, levels and method of making risk provision, and use of provision against credit risks in operation of credit institutions, foreign bank's branches.

Accordingly, the Bank makes specific provisions for deposits (excluding demand deposits) at and loans to other credit institutions in accordance with the method as described in *Note 4.6*.

According Decree 86, the Bank is not required to make a general provision for due from and loans to other credit institutions.

Under Circular 31, for loans to credit institutions that are under special control as stipulated in Clause 9, Article 174 of the Law on Credit Institutions No. 32/2024/QH15, the Bank classifies these loans as standard debt and is not required to adjust the debt classification according to the customer list provided by the National Credit Information Center of Vietnam under the State Bank of Vietnam ("CIC").

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 Purchased debts

Purchased debts are recognized at the amount which has been paid for debt purchase and classified into the group of risk which is not lower than the group of debts classified before purchase. Interest receipt including the interest incurred before the purchase is recognized using the following principle: (i) reduce the value of purchased debts by the amount of interest incurred before the purchase date, (ii) recognize the interest income in the period by the amount incurred after the purchase date.

The purchased debts are classified into loan groups and made provisions against credit risks in accordance with regulations on making provisions and using of provisions against credit risks as described in *Note 4.6*.

4.5 Loans to customers

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

Short-term loans are loans with term of less than one (1) year from the date of disbursement. Medium-term loans have term of one (1) to five (5) years and long-term loans are loans with term of over five (5) years from the date of disbursement.

Loans classification and provision for credit losses is made in accordance with Circular 31 and Decree 86 as described in *Note 4.6*.

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

4.6.1 Loan classification and provision for credit losses

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

A general provision as at 30 June 2026 is made at 0.75% of the total outstanding loans as at 30 June 2026 excluding due from and loans to other credit institutions and loans classified as loss.

Specific provision as at 30 June 2026 is calculated using the principal balance minus the discounted value of collaterals multiplied by provision rates determined based on the debt classification results as at 30 June 2026. The basis for determining the value and discounted rate for each type of collateral is specified in Decree 86.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

4.6.1 Loan classification and provision for credit losses (continued)

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

Loan group		*Description*	*Specific provision rate*
1	Current	(a) Current debts are assessed as fully and timely recoverable for both principals and interests; or (b) Debts are overdue for a period of less than 10 days and assessed as fully recoverable for both overdue principals and interests, and fully and timely recoverable for both remaining principals and interests.	0%
2	Special Mention	(a) Debts are overdue for a period of between 10 days and 90 days; or (b) Debts which the repayment terms are restructured for the first time.	5%
3	Sub-standard	(a) Debts are overdue for a period of between 91 days and 180 days; or (b) Debts which the repayment terms are extended for the first time that is unmatured; or (c) Debts which interests are exempted or reduced interest due to the customer's inability to pay the full interest as agreed; or (d) Debts under one of the following cases which have not been recovered in less than 30 days from the date of the recovery decision: ▪ Debts made incompliance with Clause 1, 3, 4, 5, 6 under Article 134 of Law on Credit Institutions; or ▪ Debts made incompliance with Clause 1, 2, 3, 4 under Article 135 of Law on Credit Institutions; or ▪ Debts made incompliance with Clauses 1, 2, 5, 9 under Article 136 of Law on Credit Institutions. (e) Debts are required to be recovered according to regulatory inspection conclusions; or (f) Debts are required to be recovered under a premature debt recovery decision issued by the bank due to the customer's breach of agreements made with the bank but is not yet recovered within a period of less than 30 days from the effective date of the debt recovery decision; or (g) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.	20%

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

4.6.1 Loan classification and provision for credit losses (continued)

Loan group		*Description*	*Specific provision rate*
4	Doubtful	(a) Debts are overdue for a period of between 181 days and 360 days; or (b) Debts which the repayment terms are restructured for the first time but still overdue for a period of less than 90 days under that restructured repayment term; or (c) Debts which the repayment terms are restructured for the second time that is unmatured; or (d) Debts are specified in point (d) of Loan group 3 and overdue for a period of between 30 days and 60 days after decisions of recovery have been issued; or (e) Debts are required to be recovered according to regulatory inspection conclusions but still outstanding with an overdue period up to 60 days since the recovery date as required by regulatory inspection conclusions; or (f) Debts are required to be recovered according to a premature debt recovery decision issued by the bank or non-bank credit institution due to the customers' breach of agreements made with the bank or non-bank credit institution but is not yet recovered within a period of 30 to 60 days from the effective date of the debt recovery decision; or (g) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.	50%
5	Loss	(a) Debts are overdue for a period of more than 360 days; or (b) Debts of which the repayment terms are restructured for the first time but still overdue for a period of 91 days or more under that first restructured repayment term; or (c) Debts of which the repayment terms are restructured for the second time but still overdue under that second restructured repayment term; or (d) Debts of which the repayment terms are restructured for the third time or more, regardless of being overdue or not; or (e) Debts are specified in point (d) of Loan group 3 and overdue for a period of more than 60 days after decisions on recovery have been issued; or (f) Debts are required to be recovered under regulatory inspection conclusions but still outstanding with an overdue period of more than 60 days since the recovery date as required by regulatory inspection conclusions; or	100%

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

4.6.1 Loan classification and provision for credit losses (continued)

Loan group		*Description*	*Specific provision rate*
5	Loss	(g) Debts are required to be recovered according a premature debt recovery decision issued by the bank or non-bank credit institution due to the customers' breach of agreements made with the bank or non-bank credit institution but is not yet recovered within a period of more than 60 days from the effective date of the debt recovery decision; or (h) Debts of credit institutions under special control as announced by the SBV, or debts of foreign bank branches which capital and assets are blocked; or (i) At the request of the SBV based on the inspection, supervision conclusions and relevant credit information.	100%

Where a customer has more than one debt with the Bank and any of the outstanding debts is classified into a higher risk group, the Bank has to classify the entire remaining debts of that customer into the corresponding higher risk group.

When the Bank participates in a syndicated loan as a participant, it classifies loans (including syndicated loans) of the customer into the higher of the risk group assessed by the leading bank and by the Bank.

In case a customer's debt is classified into a loan group with a lower risk group than the loan group according to the classification result provided by the Vietnam National Credit Information Center under the State Bank of Vietnam ("CIC"), the Bank must adjust the debt classification results according to the loan group provided by the CIC.

4.6.2 Loan restructuring and loan classification retention support borrowers facing financial difficulties

From 13 March 2020 to 30 June 2022, the Bank applied the policy of loan restructuring, interest and/or fees exemption or reduction and loan classification retention for loans that meet conditions according to Circular No. 01/2020/TT-NHNN dated 13 March 2020 ("Circular 01"), Circular No. 03/2021/TT-NHNN dated 2 April 2021 ("Circular 03") and Circular No. 14/2021/TT-NHNN dated 7 September 2021 ("Circular 14") issued by the State Bank of Vietnam providing regulations on loan restructuring, interest and/or fees exemption or reduction and loan classification retention to assist customers affected by the COVID-19 pandemic.

From 24 April 2023, the Bank applied the policy of loan restructuring and loan classification retention to support customers who face difficulties in production and business activities, as well as facing difficulties in repaying loans to meet their daily life and consumption needs. This policy aligns with the conditions set forth in Circular 02/2023/TT-NHNN, which was issued by SBV on 23 April 2023 and Circular 06/2024/TT-NHNN, which was issued by SBV on 18 June 2024 amends some articles of Circular 02, which provides instructions to credit institutions and foreign branch banks on loan restructuring and the retention of loan classification to assist borrowers facing financial difficulties.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

4.6.2 Loan restructuring and loan classification retention support borrowers facing financial difficulties (continued)

Accordingly, the Bank applies loan classification for loans that fall under the policy of loan restructuring and loan classification retention as follows:

Disbursement date	*Overdue status*	*Overdue date*	*Principle of loan classification retention*
Before 1/8/2021	Current or overdue for a period of 10 days	From 30/3/2020 to 30/6/2022	Retain the latest loan classification as before 23 January 2020 or as before the first-time restructuring date
Before 23/1/2020	Overdue	From 23/1/2020 to 29/3/2020	Retain the latest loan classification as before 23 January 2020
From 23/1/2020 to 10/6/2020		From 23/1/2020 to 17/5/2021	Retain the latest loan classification as before overdue transferring date
From 10/6/2020 to 1/8/2021		From 17/7/2021 to 7/9/2021	
Before 24/4/2023	Current or overdue for a period of 10 days	From 24/4/2023 to 31/12/2024	Retain the latest loan classification as before the restructuring date

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

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

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

In which:

C: Additional specific provision;

A: Specific provision to be made for all outstanding loan balance of customers according to the results of loan classification according to Circular 31 and Decree 86 (*Note 4.6.1*);

B: Total specific provision to be made for the outstanding balance of loans applying loan classification under the policy of loan classification retention (*Note 4.6.2*) and specific provision to be made for remaining loan balances of the customers according to the results of loan classification under Circular 31 and Decree 86 (*Note 4.6.1*).

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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

4.6.3 Specific provision for customers with debts that have been restructured on term basis and are subject to loan classification retention (continued)

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

- For loans that fall under the policy of loan restructuring and loan classification retention as prescribed in Circular 01, Circular 03, and Circular 14:
  - + By 31 December 2021: At least 30% of the additional specific provision must be made;
  - + By 31 December 2022: At least 60% of the additional specific provision must be made;
  - + By 31 December 2023: 100% of the additional specific provision must be made.
- For loans that fall under the policy of loan restructuring and loan classification retention as prescribed in Circular 02 and Circular 06:
  - + By 31 December 2023: At least 50% of the additional specific provision must be made;
  - + By 31 December 2024: 100% of the additional specific provision must be made.

4.6.4 Handling credit risk

Provisions are recognized as an expense on the interim separate income statement and are used to settle bad debts. According to Circular 31 and Decree 86, the Bank establishes a risk handling committee to deal with bad debts if they are classified in group 5 or if the borrower is an organization that is dissolved, bankrupt, or an individual who is insolvent, dead or missing.

4.7 *Loans sold to Vietnam Asset Management Company ("VAMC")*

The Bank and its subsidiary sell loans to VAMC at the carrying amount in accordance with Decree No. 53/2013/ND-CP, effective from 9 July 2013 on the "Establishment, structure and operations of Vietnam Asset Management Company", Circular 19/2013/TT-NHNN on "Regulations on purchasing, selling, and writing-off bad debts of Vietnam Asset Management Company", circulars that amend and supplement Circular 19/2013/TT-NHNN, and Official Letter No. 8499/NHNN-TCKT on "Accounting guidance on selling and purchasing of bad debts between VAMC and credit institutions". Accordingly, the selling price equals the outstanding loan balance minus (-) the unused balance of the specific provision then receive the special bonds issued by VAMC.

Upon the sale of loans to VAMC, the Bank and its subsidiary write off loan balances and corresponding specific provisions and recognize special bonds issued by VAMC at par value. When receiving loans previously sold to VAMC, the Bank and its subsidiary utilize annual specific provisions for special bonds to write off bad debts. The difference between the provision for credit losses and the remaining outstanding loan balance/bond value is recognized as *"Other operating income"* in the interim separate income statement.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.8 Available-for-sale securities

4.8.1 Classification and recognition

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

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

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

4.8.2 Measurement

Periodically, available-for-sale securities will be considered for impairment at reporting date.

Provision for diminution in value of securities is made when the carrying value is higher than the market. Provision expense is recognized in the "*Net gain/(loss) from investment securities*" account of the interim separate income statement.

Debts securities which are not listed on the stock market or not registered on the unlisted public companies' market, the Bank shall make provision for those in accordance with Circular 31 and Decree 86 as described in *Note 4.6.*

4.8.3 Derecognition

Available-for-sale securities are derecognized when the rights to receive cash flows from the securities have expired or the Bank has transferred substantially all risks and rewards of ownership of these securities.

4.9 Held-to-maturity investment securities

Special bonds issued by VAMC

Special bonds issued by VAMC are fixed-term valuable papers used to purchase bad debts of the Bank. These special bonds are initially recognized at face value at the date of transaction and subsequently carried at the face value during the holding period. Face value of the bonds equals to the outstanding balance of the debts sold less their unused specific allowance.

During the holding period, the Bank annually calculate and make allowance in accordance with Circular No. 14/2015/TT-NHNN dated 28 August 2015 amending and supplementing some articles of Circular No. 19/2013/TT-NHNN which regulates the purchase, sale and write-off bad debts of VAMC.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.9 Held-to-maturity investment securities (continued)

Special bonds issued by VAMC (continued)

As required by Circular No. 14/2015/TT-NHNN, each year within five consecutive working days prior to the maturity date of special bonds, the Bank is obliged to fully make specific provision for each special bond using the below formula:

$$X_{(m)} = \frac{Y}{N} \times m - (Z_m + X_{m-1})$$

In which:

- $X_{(m)}$ is minimum provision for special bonds in the m^{th} year;
- X_{m-1} is accumulated specific provision for special bonds in the $m\text{-}1^{th}$ year;
- Y is face value of special bonds;
- n is term of special bonds (years);
- m is number of years from the bond issuance date to the provision date;
- Z_m is accumulated bad debt recoveries at the provision date (mth year). Credit institutions should co-operate with VAMC to determine the recovery of the bad debts.

If $(Z_m + X_{m-1}) \geq (Y/n \times m)$, the specific provision $(X_{(m)})$ will be (0).

Specific provision for each special bond is recognized in the interim separate income statement in *"Provision expenses for credit losses"*. General provision is not required for the special bonds.

On settlement date of special bonds, interest occurred from debts collection shall be recognized into *"Interest and similar income"*.

Other held-to-maturity investment securities

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

Debt securities are recognized similarly as available-for-sale securities at *Note 4.8*.

Measurement

Other held-to-maturity investment securities will be considered for impairment. Provision for impairment is made based on the assessment of the recoverability of held-to-maturity investment securities. Provision expense for impairment is recognized into the interim income statement in *"Net gain/(loss) from investment securities"* item. Provision shall be made or reversal on preparing annual financial statements.

Debts securities which are not listed on the stock market or not registered on the unlisted public companies' market, the Bank shall make provision for those in accordance with Decree 86 as described in *Note 4.6*.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.10 Investments in subsidiary

Investment in subsidiary is recognized for one of followings:

- Credit institution and/or its related parties own more than 50% charter capital or more than 50% voting rights of the investee;
- Credit institution controls over directly or indirectly the nomination of most of or all members of the Board of Directors, Member's Council or General Director of its subsidiary;
- Credit institution controls over the amendment and supplement of the Charter of its subsidiary;
- Credit institution and its related parties directly or indirectly control over decisions and Resolutions of shareholders at Annual General Meeting, Board of Directors, Member's Council of its subsidiary.

Investments in subsidiary are carried at cost in the interim separate financial statements of the Bank. Dividends received from profit after tax of subsidiary is recognized as income of the interim separate income statement.

Provisions for impairment of investments in subsidiary are made for each impaired investment and are subject to revision at the end of accounting period. Provision for investments in subsidiary is made when the investments are impaired due to the losses incurred by subsidiary. Increase or decrease of provision balance is recognized in *"Other operating expenses"*.

4.11 Fixed assets

Fixed assets are stated at cost less accumulated depreciation or accumulated amortization.

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

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets while expenditures for maintenance and repairs are charged to the interim separate income statement as incurred.

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

4.12 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Rentals under operating leases are charged to the interim separate income statement in *"Operating expenses"* on a straight-line basis over the lease term.

Income from operating leases is recognized in "*Fee and commission income*" in the interim separate income statement on a straight-line basis over the lease term.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.13 *Depreciation and amortization*

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

Buildings and structures	5 - 50 years
Machinery and equipment	5 - 20 years
Vehicles	6 - 10 years
Equipment and management tools	3 - 10 years
Other tangible assets	4 - 25 years
Computer software	3 - 20 years
Land use rights	According to the term of use

The land use rights of the Bank with indefinite term are not amortized. The land use rights with definite term are amortized over the term of use.

4.14 *Receivables*

4.14.1 Construction in progress

Construction in progress represent expenses related to construction and the acquisition of machinery and equipment that have not yet been completed or installed. Depreciation is not applied to construction in progress costs during the construction or installation process.

4.14.2 Receivables classified as credit-risk assets

Receivables classified as credit-risk assets are recognized at cost. Doubtful receivables are classified, and provision is made in accordance with the regulations on provisioning and using provision to write-off bad debts as presented in *Note 4.6*.

4.14.3 Other receivables

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

Provision for receivables is determined based on the overdue status of debts or expected loss of current debts in case the debts are not due for payment yet but the corporate debtors have fallen into bankruptcy or are in the process of dissolution, or of individual debtors are missing, escaped, prosecuted, on trial or deceased. Provision expense incurred is recorded to *"Operating expenses"* of the interim separate income statement.

The provision for overdue debts is made as follows:

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

4.15 *Prepaid expenses and deferred expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate balance sheet and amortized over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.16 Liabilities to Government and the State Bank of Vietnam, due to and borrowings from other credit institutions, due to customers, valuable papers issued and grants, entrusted funds and loans exposed to risks

Liabilities to Government and the State Bank of Vietnam, due to and borrowings from other credit institutions, due to customers and valuable papers issued and grants, entrusted funds and loans exposed to risks are presented at the principal amounts outstanding at the end of the accounting period. At initial recognition, issuance costs are deducted from the cost of the valuable papers. These costs are allocated on a straight-line method during the lifetime of the valuable papers to *"Interest and similar expenses"*.

4.17 Payables and accruals

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

4.18 Loan classification for off-balance-sheet commitments

Off-balance sheet commitments include guarantees, payment acceptances and irrevocable loan commitments having the specific execution time.

Classification for off-balance sheet commitments is for management and credit quality monitoring purpose. Accordingly, off-balance sheet commitments are classified following classification policy applied to debts as described in *Note 4.6*.

According to Decree 86, the Bank does not make provisions for off-balance sheet commitments.

4.19 Fiduciary assets

Assets in entrusted assets management of the Bank are not recognized as the Bank's assets, hence, will not be included in the interim separate financial statements.

4.20 Derivative instruments

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

Currency forward contracts

The currency forward contracts are commitments to settle in cash on a pre-determined future date based on the difference between pre-determined exchange rates, calculated on the notional amount. The currency forward contracts are recognized at nominal value at the transaction date and are revalued periodically; the difference derived from revaluation is recognized in the "*Foreign exchange differences*" under *"Owners' equity"* and will be transferred to the income statement at the end of financial year. The premium or discount derived from the difference between spot rate and forward rate are recorded at contract date as assets if positive or liabilities if negative in interim separate balance sheet. The difference is amortized to the interim separate income statement on straight-line basis over the forward contract period.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.20 *Derivative instruments* (continued)

Currency swap contracts

The currency swap contracts are commitments to settle in cash on a pre-determined future date based on the difference between pre-determined exchange rates calculated on the notional principal amount. The premium or discount derived from the difference between spot rate and forward rate are recorded at contract date as assets if positive or liabilities if negative in interim separate balance sheet. The difference is amortized to the interim separate income statement on straight-line basis over the swap contract period.

Interest rate swaps

The value of commitments in interest rate swap contracts is not recognized in the interim separate statement of financial position. Interest rate swap is recognized in the interim separate statement of profit or loss on an accruals basis.

4.21 *Capital*

Ordinary shares

Ordinary shares are classified as equity.

Share premium

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

Funds and reserves

The Bank has set up the following reserves in accordance with the Law on Credit Institutions No. 32/2024/QH15, Decree No. 93/2017/ND-CP and the Bank's Charter as follows:

	% of profit after tax	*Maximum balance*
Capital supplementary reserve	10% of profit after tax after distributing profits to associated contributing parties in accordance with signed transactions and contracts, and after offsetting prior-year losses that have exceeded the allowable period for deduction from corporate income tax pre-tax profits	100% chartered capital
Financial reserve	10% of profit after tax after appropriating the statutory reserve fund for charter capital supplementation	Not regulated

Other funds will be allocated from profit after tax. The allocation from profit after tax and utilization of reserves must be approved by the Annual General Meeting of Shareholder. These reserves are not regulated by statutory and allowed to be fully allocated.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.22 Recognition of income and expenses

Interest income and expenses

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

Fees and commissions

Fees and commissions are recognized on accrued basis.

Income from investment

Income from securities investment is recognized on the difference between the selling price and cost of the securities sold.

Cash dividends from equity investment are recognized in the interim separate income statement when the Bank's right to receive the payment are established. For stock dividends and bonus shares, the number of shares is just updated, and no dividend income is recognized in the interim separate income statement.

Other income

Other revenues are recognized on a cash basis.

4.23 Taxation

4.23.1 Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from (or paid to) the taxation authorities. The tax rates and tax laws used to compute the amount are those that are effective as at the interim balance sheet date.

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

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

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.23 Taxation (continued)

4.23.2 Deferred tax

Deferred tax is provided for temporary differences at the interim separate balance sheet date between the tax base of assets and liabilities and their carrying amount recorded in the interim separate financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss;
- In respect of taxable temporarily differences associated with investments in subsidiary and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

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

- Where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss;
- In respect of deductible temporarily differences associated with investments in subsidiary, associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each interim separate balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each interim separate balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized, or the liability is settled based on tax rates and tax laws that have been enacted at the end of six-month period.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.23 Taxation (continued)

4.23.2 Deferred tax (continued)

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

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

4.24 Foreign currency transactions

In accordance with the accounting system of the Bank, all transactions are recorded in original currencies. Monetary assets and liabilities denominated in foreign currencies are translated into VND using exchange rates ruling at the interim separate balance sheet date *(Note 47)*. Income and expenses arising in foreign currencies during the period are converted into VND at rates ruling at the transaction dates. Foreign exchange differences arising from the translation of monetary assets and liabilities are recognized and followed in the "*Foreign exchange differences*" under *"Owners' equity"* in the interim separate statement of financial position and will be transferred to the separate income statement at the end of the financial year.

4.25 Offsetting

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

4.26 Employee benefits

4.26.1 Post-employment benefits

Post-employment benefits are paid to retired employees of the Bank by the Social Insurance Agency, which belongs to the Ministry of Labor, Invalids and Social Affairs. The Bank is required to contribute to these post-employment benefits by paying social insurance premium to the Social Insurance Agency at the rate of 17.5% of an employee's basic salary monthly basis, salary allowances and other additional income. Besides, the Bank has no further obligation of post-employee benefits.

4.26.2 Voluntary resignation benefits

The Bank has the obligation, under Article 46 of the Labor Code No.45/2019/QH14 effective on 1 January 2021, to pay allowance arising from voluntary resignation of employees, equal to one-half month's salary for each year of employment up to 31 December 2008 plus salary allowances (if any). From 1 January 2009, the average monthly salary used in this calculation is the average monthly salary of the latest six-month period up to the resignation date.

4.26.3 Unemployment insurance

According to current regulations, the Bank is required to contribute to the unemployment insurance at the rate of 1% of salary, and wage fund of unemployment insurance joiners and deduct 1% of monthly salary and wage of each employee to contribute to the Unemployment Insurance Fund.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.27 Segment reporting

A segment is a component determined separately by the Bank which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from those of other segments. The business segment of the Bank is derived mainly from the business segment.

4.28 Related parties

Parties are considered related parties of the Bank if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Additionally, related parties include situations where the Bank, along with another party, are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

5. CASH ON HAND

	30 June 2026 VND million	*31 December 2025 VND million*
In VND	426,522	567,477
In foreign currencies	63,884	40,337
	490,406	**607,814**

6. BALANCES WITH THE STATE BANK OF VIETNAM

	30 June 2026 VND million	*31 December 2025 VND million*
Demand deposits with the State Bank of Vietnam	2,744,993	1,537,746
- In VND	2,727,155	1,517,723
- In foreign currencies	17,838	20,023
Other deposits	300	-
	2,745,293	**1,537,746**

Balances with the State Bank of Vietnam (the "SBV") include settlement and compulsory reserve. The average balances of settlement deposits of the Bank with the State Bank of Vietnam are not less than the compulsory reserve in the month. The compulsory reserve is calculated by multiplying previous month average deposit balances and compulsory reserve rates.

6. BALANCES WITH THE STATE BANK OF VIETNAM (continued)

The compulsory deposit rates at the end of the period are as follows:

	30 June 2026 *%*	*31 December 2025* *%*
For customer deposits		
Demand deposits and deposit with term less than 12 months in VND	3.00	3.00
Deposits with term over 12 months in VND	1.00	1.00
Demand deposits and deposit with term less than 12 months in foreign currencies	8.00	8.00
Deposits with term over 12 months in foreign currencies	6.00	6.00
For overseas credit institutions		
Deposits in foreign currencies	1.00	1.00

The actual annual interest rates on balance with the SBV at the end of the period are as follows:

	30 June 2026 *% per annum*	*31 December 2025* *% per annum*
Within compulsory deposit rate in VND	0.50	0.50
Within compulsory deposit rate in USD	0.00	0.00
Over compulsory deposit rate in VND	0.00	0.00
Over compulsory deposit rate in USD	0.00	0.00

7. DUE FROM AND LOANS TO OTHER CREDIT INSTITUTIONS

7.1 Due from other credit institutions

	30 June 2026 *VND million*	*31 December 2025* *VND million*
Demand deposits	**726,572**	**650,473**
- In VND	546,786	536,778
- In foreign currencies	179,786	113,695
Term deposits	**34,113,175**	**32,073,014**
- In VND	32,798,375	29,658,750
- In foreign currencies	1,314,800	2,414,264
	34,839,747	**32,723,487**

Interest rates of term deposits at other credit institutions at the end of the period are as follows:

	30 June 2026 *% per annum*	*31 December 2025* *% per annum*
In VND	5.50 - 16.00	5.20 - 9.60
In foreign currencies	3.60 - 3.80	3.70 - 4.10

7. DUE FROM AND LOANS TO OTHER CREDIT INSTITUTIONS (continued)

7.2 *Loans to other credit institutions*

	30 June 2026 VND million	*31 December 2025 VND million*
In VND	-	**2,133,320**

The annual interest rate level for loans to other credit institutions at the end of the period are as follows:

	30 June 2026 % per annum	*31 December 2025 % per annum*
In VND	Not applicable	6.40 - 8.25

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

	30 June 2026 VND million	*31 December 2025 VND million*
Current		
- Term deposits at other credit institutions	34,113,175	32,073,014
- Loans to other credit institutions	-	2,133,320
	34,113,175	**34,206,334**

8. DERIVATIVES AND OTHER FINANCIAL ASSETS/LIABILITIES

	Total contract value (at contractual exchange rate) VND million	*Total carrying value (using exchange rate at reporting date)*	
		Assets VND million	*Liabilities VND million*
Currency derivative instrument as at 30 June 2026			
Swap contracts	8,453,939	137,099	-
	8,453,939	**137,099**	**-**
Net amount		**137,099**	
Currency derivative instrument as at 31 December 2025			
Forward contracts	6,000,300	-	(44,968)
Swap contracts	14,000,562	244,485	-
	20,000,862	**244,485**	**(44,968)**
Net amount		**199,517**	

9. LOANS TO CUSTOMERS

	30 June 2026 VND million	*31 December 2025 VND million*
Loans to domestic economic entities and individuals	83,319,518	77,579,231
Pending debts awaiting resolution	65,559	70,319
Discounted transferrable instruments and other valuable papers	-	38,671
	83,385,077	**77,688,221**

9.1 Analysis of loans by quality

	30 June 2026 VND million	*31 December 2025 VND million*
Current	79,595,127	74,459,799
Special mention	1,038,266	816,953
Sub-standard	432,339	280,810
Doubtful	523,665	395,028
Loss	1,730,121	1,665,312
Debts pending for settlement secured by foreclosed assets and unsettled debts with collaterals	65,559	70,319
	83,385,077	**77,688,221**

9.2 Analysis of loans by original terms

	30 June 2026 VND million	*31 December 2025 VND million*
Short-term loans	51,147,306	43,096,354
Medium-term loans	4,684,861	5,422,365
Long-term loans	27,552,910	29,169,502
	83,385,077	**77,688,221**

9.3 Analysis of loans by currency

	30 June 2026 VND million	*31 December 2025 VND million*
In VND	82,805,390	77,491,348
In foreign currencies	579,687	196,873
	83,385,077	**77,688,221**

Interest rates of loans to customers at the end of the period are as follows:

	30 June 2026 % per annum	*31 December 2025 % per annum*
In VND	3.00 - 33.00	1.60 - 30.00
In foreign currencies	5.10 - 7.60	5.10 - 7.60

9. LOANS TO CUSTOMERS (continued)

9.4 *Analysis of loans by type of customers and ownership*

	30 June 2026		*31 December 2025*	
	VND million	*%*	*VND million*	*%*
Loans to corporation	**47,700,325**	**57.20**	**40,869,312**	**52.61**
Other limited companies	31,230,456	37.46	23,789,613	30.62
Other joint-stock companies	16,371,985	19.63	16,961,585	21.83
Private companies	81,220	0.10	83,724	0.11
Cooperatives and inter-cooperatives	8,707	0.01	21,410	0.03
Joint stock companies which the State owned more than 50% of their charter capital or their share capital with voting rights or over which the State has control in accordance with the companies' charter	4,027	0.00	8,360	0.01
Business households	3,900	0.00	4,470	0.01
Administrative agencies, Party, unions and associations	-	0.00	100	0.00
Others	30	0.00	50	0.00
Loans to individuals	**35,684,752**	**42.80**	**36,818,909**	**47.39**
	83,385,077	**100.00**	**77,688,221**	**100.00**

9. LOANS TO CUSTOMERS (continued)

9.5 *Analysis of loans by industry*

	30 June 2026		*31 December 2025*	
	VND million	*%*	*VND million*	*%*
Trading, repair of motor vehicles, motorcycles and other vehicles	33,029,667	39.61	25,643,441	33.01
Real estate trading	25,047,674	30.04	23,087,581	29.72
Activities of households as employers, undifferentiated goods and services producing activities of households for own use	7,963,884	9.55	8,511,228	10.96
Agriculture, forestry and fisheries	5,671,105	6.80	5,640,442	7.26
Construction	3,971,151	4.76	4,779,671	6.15
Hotels and accommodation services	2,494,837	2.99	4,915,770	6.33
Manufacturing and processing	2,091,504	2.51	1,920,769	2.47
Finance services, banking and insurance activities	969,706	1.16	1,171,369	1.51
Transportation and warehousing	729,004	0.87	525,288	0.68
Electricity, gas, steam and air conditioning supply	254,040	0.30	295,018	0.38
Administrative activities and supporting service	179,465	0.22	143,564	0.18
Health and social support activities	111,960	0.13	124,545	0.16
Mining exploration	79,721	0.10	82,009	0.11
Arts and entertainment	39,795	0.05	42,249	0.05
Education and training	30,284	0.04	31,040	0.04
Science and technology activities	25,414	0.03	26,789	0.03
Water supply; sewerage, waste management and remediation activities	22,825	0.03	19,640	0.03
Information and communication	10,437	0.01	12,779	0.02
Activities of international organizations and agencies	540	0.00	600	0.00
Activities of Communist Party, socio-political organization, public administration and defence; compulsory security	68	0.00	113	0.00
Others	661,996	0.80	714,316	0.91
	83,385,077	**100.00**	**77,688,221**	**100.00**

10. PURCHASED DEBTS

	30 June 2026 VND million	*31 December 2025 VND million*
Purchased debts in VND	1,336,365	552,247
Provision for purchased debts	(10,017)	(4,271)
	1,326,348	**547,976**

The principal value of the purchased debts is as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Principal of debt purchased	1,336,365	615,598
Interest on purchased debt	34,012	4,282
	1,370,377	**619,880**

Movements of provision for purchase debts in the current period are as follows:

	Specific provision VND million	*General provision VND million*	*Total provision VND million*
1 January 2026	130	4,141	4,271
Charged during the period	(130)	5,876	5,746
30 June 2026	**-**	**10,017**	**10,017**

The analysis of the quality of debt purchase activities as of the end of the period is as follows:

	30 June 2026		*31 December 2025*	
	VND million	*%*	*VND million*	*%*
Current	1,335,633	99.95	549,917	99.58
Sub-standard	-	0.00	2,330	0.42
Loss	732	0.05	-	0.00
	1,336,365	**100.00**	**552,247**	**100.00**

11. PROVISION FOR CREDIT LOSSES

Breakdown of provision for credit losses at the end of the period are as follows:

	Note	*30 June 2026 VND million*	*31 December 2025 VND million*
Provision for purchased debts	10	10,017	4,271
Provision for loans to customers	11.1	1,170,488	1,086,853
Provision for special bonds issued by VAMC	12.3	539,112	410,388
		1,719,617	**1,501,512**

11. PROVISION FOR CREDIT LOSSES (continued)

Provision expenses during the period comprised of:

	Note	*For the six-month period ended 30 June 2026 VND million*	*For the six-month period ended 30 June 2025 VND million*
Provision charged for purchase debts	10	5,746	6,292
Provision charged for loans to customers	11.1	237,862	286,606
Provision charged for special bonds issued by VAMC	12.3	129,098	33,632
		372,706	**326,530**

11.1 Provision for loans to customers

Result of the loan classification as at 30 June 2026 and provision for credit losses of loans to customers as required by prevailing regulations and the Bank's policy on loan classification and provision are as follows:

Classification	*Balance VND million*	*Specific provision VND million*	*General provision VND million*	*Total VND million*
Current	79,595,127	-	596,963	596,963
Special mention	1,038,266	15,716	7,787	23,503
Sub-standard	432,339	29,231	3,243	32,474
Doubtful	523,665	103,091	3,927	107,018
Loss	1,795,680	410,530	-	410,530
	83,385,077	**558,568**	**611,920**	**1,170,488**

Movements of provision for loans to customers during the current period are as follows:

	Specific provision VND million	*General provision VND million*	*Total VND million*
1 January 2026	517,209	569,644	1,086,853
Provision charged during the period	195,586	42,276	237,862
Provision used to write off debts during the period	(154,227)	-	(154,227)
30 June 2026	**558,568**	**611,920**	**1,170,488**

11. PROVISION FOR CREDIT LOSSES (continued)

11.1 Provision for loans to customers (continued)

Movements of provision for loans to customers during the previous period are as follows:

	Specific provision VND million	*General provision VND million*	*Total VND million*
1 January 2025	451,566	500,598	952,164
Provision charged during the period	255,099	31,507	286,606
Provision used to write off debts during the period	(113,045)	-	(113,045)
30 June 2025	**593,620**	**532,105**	**1,125,725**

12. INVESTMENT SECURITIES

12.1 Available-for-sale securities

	30 June 2026 VND million	*31 December 2025 VND million*
Debt securities		
Government bonds (a)	9,295,376	9,605,680
Bonds and certificates of deposit issued by other domestic credit institutions (b)	2,506,622	944,003
	11,801,998	**10,549,683**

(a) Government bonds have term from 10 years to 20 years with interest rates from 2.00% p.a. to 7.40% p.a., interest is paid annually (31 December 2025: 10 years to 20 years with interest rates from 2.00% p.a. to 7.40% p.a.).

(b) Bonds and certificates of deposit issued by other credit institutions have terms from 6 months to 10 years with interest rates from 2.30% p.a. to 9.40% p.a. (31 December 2025: 1 year to 10 years with interest rate from 2.30% p.a. to 7.10% p.a.).

The Bank pledged some Government bonds and bonds issued by the Development Bank of Vietnam, totaling a carrying amount of VND9,544,947 million to secure borrowing limits and facilitate payment transactions at the State Bank of Vietnam and other credit institutions (31 December 2025: VND8,434,576 million).

12. INVESTMENT SECURITIES (continued)

12.1 *Available-for-sale securities* (continued)

Listing status of available-for-sale securities are as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Debt securities		
Listed	9,544,947	9,855,212
Unlisted	2,257,051	694,471
	11,801,998	**10,549,683**

12.2 *Held-to-maturity securities*

	30 June 2026 VND million	*31 December 2025 VND million*
Debt securities	**2,092,616**	**2,095,491**
Government bonds (a)	1,754,287	1,754,342
Bonds issued by other domestic credit institutions (b)	338,329	341,149
Special bonds issued by VAMC	**1,351,085**	**1,445,931**
Face value of special bonds (c)	1,351,085	1,445,931
	3,443,701	**3,541,422**
Provision for held-to-maturity securities	**(539,112)**	**(410,388)**
Provision for special bonds issued by VAMC	(539,112)	(410,388)
	2,904,589	**3,131,034**

(a) These are Government bonds that have terms from 15 years to 20 years with interest rates from 2.20% p.a. to 2.70% p.a., interest paid annually (31 December 2025: 15 years to 20 years with interest rates from 2.20% p.a. to 2.70% p.a.).

(b) Bonds issued by the Vietnam Development Bank and guaranteed by the Government have terms from 10 years to 15 years with interest rates from 2.30% p.a. to 6.00% p.a., interest is paid annually. (31 December 2025: 10 years to 15 years and interest rates from 2.30% p.a. to 6.00% p.a.).

(c) These are special bonds issued by Vietnam Asset Management Company ("VAMC") to purchase bad debts of the Bank. These bonds have a term of 5 years and earn interest at a rate of 0.00% p.a. The par value of these special bonds is the difference between the outstanding loan balance and the corresponding unused specific provision at the purchasing date.

The Bank pledged some Government bonds and bonds issued by the Development Bank of Vietnam, totaling a carrying amount of VND2,092,616 million to secure borrowing limits and facilitate payment transactions at the State Bank of Vietnam and other credit institutions (31 December 2025: VND2,095,491 million).

12. INVESTMENT SECURITIES (continued)

12.2 *Held-to-maturity securities* (continued)

Listing status of held-to-maturity securities (excluding special bonds issued by VAMC) is as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Debt securities		
Listed	2,092,616	2,095,491
	2,092,616	**2,095,491**

The movement of VAMC bonds during the period is as follows:

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Beginning balance	1,445,931	1,772,623
Decrease during the period	(94,846)	(29,772)
Ending balance	**1,351,085**	**1,742,851**

12.3 *Provision for investment securities*

The movements of provision for special bonds issued by VAMC during the period are as follows:

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Beginning balance	410,388	213,010
Provision charged during the period	129,098	33,632
Provision used to write off debts during the period	(374)	-
Ending balance	**539,112**	**246,642**

12.4 *Analysis of securities classified as credit risk assets by quality*

	30 June 2026 VND million	*31 December 2025 VND million*
Debt securities		
Current	**2,257,051**	**694,471**

13. INVESTMENT IN SUBSIDIARY

		30 June 2026		31 December 2025	
	Nature of business	*Cost VND million*	*Ownership (%)*	*Cost VND million*	*Ownership (%)*
Viet Capital Bank Assets Management Company Limited	Assets management	**100,000**	**100.00**	**100,000**	**100.00**

14. FIXED ASSETS

14.1 Tangible fixed assets

	Buildings and structures VND million	*Machinery and equipment VND million*	*Vehicles VND million*	*Office equipment VND million*	*Others VND million*	*Total VND million*
Cost						
Beginning balance	388,563	318,567	206,077	7,678	65,438	986,323
Additions	68	117	3,987	5,412	32	9,616
Disposal	-	(58)	(150)	(299)	(305)	(812)
Ending balance	388,631	318,626	209,914	12,791	65,165	995,127
Accumulated depreciation						
Beginning balance	46,412	189,059	126,718	4,843	30,152	397,184
Charged for the period	4,649	11,216	9,247	654	2,170	27,936
Disposal	-	(25)	(131)	(269)	(121)	(546)
Ending balance	51,061	200,250	135,834	5,228	32,201	424,574
Net book value						
Beginning balance	342,151	129,508	79,359	2,835	35,286	589,139
Ending balance	337,570	118,376	74,080	7,563	32,964	570,553

Cost of fully depreciated tangible fixed assets that are still in use as at 30 June 2026 is VND122,663 million (31 December 2025: VND114,943 million).

14. FIXED ASSETS (continued)

14.2 Intangible fixed assets

	Land using rights VND million	*Computer software VND million*	*Total VND million*
Cost			
Beginning balance	831,264	403,372	1,234,636
Additions	-	5,422	5,422
Ending balance	831,264	408,794	1,240,058
Accumulated amortization			
Beginning balance	40,601	204,663	245,264
Charged for the period	1,970	8,078	10,048
Ending balance	42,571	212,741	255,312
Net book value			
Beginning balance	790,663	198,709	989,372
Ending balance	788,693	196,053	984,746

Cost of fully amortized intangible fixed assets that are still in use as at 30 June 2026 is VND106,770 million (31 December 2025: VND106,770 million).

15. OTHER ASSETS

15.1 Receivables

	30 June 2026 VND million	*31 December 2025 VND million*
Constructions in progress and advances for purchases of fixed assets (a)	175,316	126,794
Other receivables (b)	236,909	218,421
	412,225	**345,215**

15. OTHER ASSETS (continued)

15.1 Receivables (continued)

a) This account presents constructions in progress of the Bank's branch offices and transaction offices and advances for the purchase of fixed assets. Details of advances for purchase of fixed assets and construction in progress at the end of the period were as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Purchase of software and other fixed assets	82,452	32,927
Purchase of branch office in Tien Giang	36,589	36,589
Purchase of branch office in Can Tho	29,450	29,450
Purchase of branch office of Grand Center project, Quy Nhon	25,071	25,071
Others	1,754	2,757
	175,316	**126,794**

b) Other receivables comprised of:

	30 June 2026 VND million	*31 December 2025 VND million*
Internal receivables	**4,840**	**4,892**
Advances for operation activities	4,677	4,729
Others	163	163
External receivables	**232,069**	**213,529**
Advances for costs related to disposals of collaterals	64,603	64,753
Capital contribution transferred to establish VSI Insurance Joint Stock Company (*)	50,000	-
Deposits for office rental	37,881	37,547
Receivables from card organizations	21,439	36,451
Receivable from e-wallet payment intermediaries	9,999	12,853
Receivables from interest subsidy program	1,171	1,171
Other receivables	46,976	60,754
	236,909	**218,421**

(*) During the period, the Bank transferred funds as a capital contribution for the establishment of VSI Insurance Joint Stock Company ("VSI"), representing 10% of VSI's registered charter capital. As at the end of the period, VSI was in the process of completing the licensing procedures required for its establishment and operation in accordance with prevailing regulations. On 21 July 2026, the Ministry of Finance granted VSI its Establishment and Operation Licence (*Note 46*).

15. OTHER ASSETS (continued)

15.2 Interest and fees receivables

	30 June 2026 VND million	*31 December 2025 VND million*
Interest receivable from loans in VND	2,000,319	1,434,167
Interest receivable from deposits in VND	549,647	234,898
Interest receivable from available-for-sale securities	197,168	168,037
Interest receivable from purchased debts in VND	52,075	1,959
Interest receivable from held-to-maturity securities	36,269	10,394
Interest, fees receivables from derivative contracts	11,807	15,202
Interest from deposits in foreign currencies	5,882	3,424
Interest receivable from loan in foreign currencies	713	274
Fees receivable	1,738	1,512
	2,855,618	**1,869,867**

15.3 Other assets

	30 June 2026 VND million	*31 December 2025 VND million*
Payment intermediary activities	290,578	806,164
Foreclosed assets awaiting for resolution (i)	186,657	227,395
Prepaid expenses (ii)	169,236	165,494
Other assets	34,433	25,335
	680,904	**1,224,388**

(i) These are foreclosed assets received by the Bank as a substitute for the fulfillment of borrowers' obligations.

(ii) Prepaid and deferred expenses mainly include interest prepayment, the purchase of tools, utilities, service prepaid expenses, property rental, data transmission line rentals, maintenance and repair expenses. Details are as follow:

	30 June 2026 VND million	*31 December 2025 VND million*
Prepaid interest expenses for customer deposits	5,479	7,994
Prepaid office rental expenses	26,290	26,187
Other prepaid expenses	137,467	131,313
	169,236	**165,494**

15. OTHER ASSETS (continued)

15.4 Provision for other assets

Details of provision for other financial position assets as follows

	30 June 2026		*31 December 2025*	
	Balance VND million	*Provision VND million*	*Balance VND million*	*Provision VND million*
Others receivables	11,010	10,152	2,860	1,430
	11,010	**10,152**	**2,860**	**1,430**

Changes in provision for other assets during the period are as follows:

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Beginning balance	1,430	858
Provision charged for other assets during the period	8,722	572
Ending balance	**10,152**	**1,430**

16. LIABILITIES TO GOVERNMENT AND THE STATE BANK OF VIETNAM

	30 June 2026 VND million	*31 December 2025 VND million*
Borrowings from discounting valuable papers	**7,797,282**	**7,140,623**

This is borrowings from the SBV through open market operations with original terms of 7 days to 56 days with interest rate 4.50% p.a. (31 December 2025: 14 days to 105 days with interest rate at 4.00% p.a. to 4.5% p.a.).

17. DUE TO AND BORROWINGS FROM OTHER CREDIT INSTITUTIONS

17.1 Due to other credit institutions

	30 June 2026 VND million	*31 December 2025 VND million*
Demand deposits	**693,235**	**655,788**
In VND	693,235	655,788
Term deposits	**16,810,775**	**16,947,217**
In VND	16,153,375	15,766,327
In foreign currencies	657,400	1,180,890
	17,504,010	**17,603,005**

Interest rates applicable to term deposits of other credit institutions at the end of the period are as follows:

	30 June 2026 % per annum	*31 December 2025 % per annum*
Term deposits in VND	4.75 - 17.00	3.60 - 9.50
Term deposits in foreign currencies	3.85	3.75 - 4.15

17.2 Borrowings from other credit institutions

	30 June 2026 VND million	*31 December 2025 VND million*
Borrowings from domestic credit institutions in VND	-	336,624
In which: Discounted, re-discounted	-	*336,624*
	-	**336,624**

Interest rates applicable to borrowings from other credit institutions at the end of the period are as follows:

	30 June 2026 % per annum	*31 December 2025 % per annum*
In VND	Not applicable	4.20

18. DUE TO CUSTOMERS

18.1 Analysis by type of deposits

	30 June 2026 VND million	*31 December 2025 VND million*
Demand deposits	**6,084,602**	**6,087,143**
Demand deposits in VND	6,021,640	6,042,033
Demand deposits in foreign currencies	62,962	45,110
Term deposits	**75,282,277**	**65,323,180**
Term deposits in VND	27,656,126	24,976,659
Term deposits in foreign currencies	18,897	19,514
Term savings deposits in VND	47,489,870	40,190,662
Term savings deposits in foreign currencies	117,384	136,345
Specialised capital deposits	**13,349**	**46,437**
Specialised capital deposits in VND	11,684	30,628
Specialised capital deposits in foreign currencies	1,665	15,809
Margin deposits	**72,777**	**92,116**
Margin deposits in VND	72,728	92,067
Margin deposits in foreign currencies	49	49
	81,453,005	**71,548,876**

Interest rates applicable to customer deposits at the end of the period are as follows:

	30 June 2026 % per annum	*31 December 2025 % per annum*
Demand deposits in VND	0.00 - 0.50	0.00 - 0.50
Demand deposits in foreign currencies	0.00	0.00
Term deposits in VND	0.00 - 9.10	0.00 - 9.60
Term savings deposits in VND	0.30 - 9.40	0.30 - 9.40
Term deposits in foreign currencies	0.00	0.00
Term savings deposits in foreign currencies	0.00	0.00

18. DUE TO CUSTOMERS (continued)

18.2 Analysis by customers and type of business

	30 June 2026 VND million	*31 December 2025 VND million*
Deposits from economic entities	**11,484,132**	**9,860,566**
Other joint stock companies	5,895,548	5,731,339
Other limited liability companies	2,071,720	2,624,590
Foreign invested companies	1,926,129	304,908
Administrative agencies, parties, unions and associations	772,423	566,043
One-member limited liability companies of which 100% charter capital is held by the State	390,577	170,037
Business households	31,425	14,693
Joint stock companies with more than 50% of charter capital owned by the State	9,875	9,340
Limited liability companies with two or more members of which more than 50% of the charter capital is held or controlled by the State	5,581	96,218
Private companies	3,056	1,758
State-owned companies	2,343	3,881
Cooperatives and inter-cooperatives	1,486	3,462
Partnerships	89	55
Others	373,880	334,242
Deposits from individuals	**69,968,873**	**61,688,310**
	81,453,005	**71,548,876**

19. GRANTS, ENTRUSTED FUNDS AND LOANS EXPOSED TO RISKS

	30 June 2026 VND million	*31 December 2025 VND million*
In foreign currencies	**65,740**	**65,605**

This is the capital received from different trustees with the original terms of 60 months with annual interest rates at 7.69% p.a. (31 December 2025: term of 60 months with annual interest rates at 7.79% p.a.)

20. VALUABLE PAPERS ISSUED

	30 June 2026 VND million	*31 December 2025 VND million*
Certificate of deposits in VND	**21,704,935**	**23,970,600**
From less than 12 months	18,765,348	19,042,984
From 12 months to 5 years	2,939,587	4,927,616
Bonds in VND	**2,722,930**	**2,722,930**
From over 5 years or more	2,722,930	2,722,930
Others in VND	**10**	**10**
From less than 12 months	10	10
	24,427,875	**26,693,540**

Interest rates applicable to valuable papers issued at the end of the period are as follows:

	30 June 2026 % per annum	*31 December 2025 % per annum*
Certificate of deposits and others in VND		
From less than 12 months	5.40 - 8.30	5.20 - 7.20
From 12 months to 5 years	5.70 - 7.80	5.70 - 7.80
Bonds in VND		
From over 5 years or more	7.18 - 7.70	7.18 - 8.20

21. OTHER LIABILITIES

21.1 Interest and fees payable

	30 June 2026 VND million	*31 December 2025 VND million*
Interest on saving deposits in VND	1,007,612	703,899
Interest on valuable papers in VND	930,430	633,633
Interest on deposits in VND	617,560	578,419
Interest on borrowings in VND	19,122	53,449
Interest on derivative contracts	14,814	30,899
Interest on deposits in foreign currencies	5,825	3,262
Interest on grants, entrusted funds in foreign currencies	1,362	1,378
	2,596,725	**2,004,939**

21. OTHER LIABILITIES (continued)

21.2 *Other payables*

	30 June 2026 VND million	*31 December 2025 VND million*
Internal payables	**16,461**	**15,491**
Bonus and welfare fund	10,853	10,853
Payables to employees	5,608	4,638
External payables	**306,240**	**313,118**
Payables for payment intermediary activities	103,807	135,409
Payable to card organizations	80,944	114,599
Taxes payable to the State Budget	70,130	27,392
Consigned funds pending for settlement	15,802	19,855
Unearned income	4,996	4,760
Excess funds waiting resolution	2,013	1,909
Dividend payables	1,234	1,234
Other payables	27,314	7,960
	322,701	**328,609**

22. STATUTORY OBLIGATIONS

	31 December 2025 VND million	*Movement during the period*		*30 June 2026 VND million*
		Payables VND million	*Paid VND million*	
Corporate income tax	17,178	109,916	(60,394)	66,700
Personal income tax	4,021	28,111	(36,532)	(4,400)
Value added tax	3,314	16,979	(16,863)	3,430
Foreign contractors tax	2,879	6,816	(7,546)	2,149
Others tax	-	247	(247)	-
	27,392	**162,069**	**(121,582)**	**67,879**
In which:				
Receivables	-			*2,251*
Payables	*27,392*			*70,130*

22.1 *Current corporate income tax*

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

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

The current tax payable is based on taxable profit for the current period. Taxable income differs from profit as reported in the interim separate income statement since it excludes taxable income or deductible expenses in prior years due to the differences between the Bank's accounting policies and the current income tax policies, and also excludes non-taxable income or non-deductible expenses. The current CIT payables are calculated based on the statutory tax rates applicable as at the end of the period.

22. STATUTORY OBLIGATIONS (continued)

22.1 *Current corporate income tax* (continued)

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
CIT expenses for the period	109,916	18,611
Tax expense for land use rights transfer	-	118
Current CIT expense for the period	**109,916**	**18,729**

Reconciliation between CIT expenses and the accounting profit before tax multiplied by CIT rate is presented below:

Items	*For the six-month period ended 30 June 2026 VND million*	*For the six-month period ended 30 June 2025 VND million*
Accounting profit before tax	**545,950**	**92,107**
At applicable CIT tax rate of 20%	109,190	18,421
Adjustments to increase:		
- Non-deductible expenses	726	308
Adjustments to decrease:		
- Income from disposal	-	(118)
CIT expense for the period	**109,916**	**18,611**

23. OWNERS' EQUITY

23.1 Statement of changes in owners' equity

Items	*Charter capital VND million*	*Share premium VND million*	*Capital expenditure fund VND million*	*Development and investment reserve VND million*	*Capital supplementary reserve VND million*	*Financial reserve VND million*	*Other reserves VND million*	*Foreign exchange differences VND million*	*Retained earnings VND million*	*Total VND million*
Beginning balance	6,408,200	(497)	1	1,560	77,429	205,963	1,287	-	732,732	7,426,675
Increase in the period	-	-	-	-	-	-	-	23,916	-	23,916
Net profit of the period	-	-	-	-	-	-	-	-	436,034	436,034
Appropriation to reserves	-	-	-	-	41,647	37,483	-		(79,130)	-
Ending balance	**6,408,200**	**(497)**	**1**	**1,560**	**119,076**	**243,446**	**1,287**	**23,916**	**1,089,636**	**7,886,625**

23. OWNERS' EQUITY (continued)

23.2 *Shares*

Details of the Bank's shares are as follows:

	30 June 2026 Shares	*31 December 2025 Shares*
Number of authorized shares	640,820,000	640,820,000
Number of issued shares		
- *Ordinary shares*	*640,820,000*	*640,820,000*
Number of shares in circulation		
- *Ordinary shares*	*640,820,000*	*640,820,000*

24. INTEREST AND SIMILAR INCOME

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Interest income from loans to customers and other credit institutions	4,213,646	3,153,642
Interest income from deposits	1,064,258	305,430
Interest income from debt securities	182,717	183,397
Interest income from purchased debts	54,238	35,921
Interest income from guarantee services	7,948	8,933
Other income from credit activities	53,712	52,841
	5,576,519	**3,740,164**

25. INTEREST AND SIMILAR EXPENSES

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Interest expense on deposits	2,895,590	2,128,486
Interest expense on valuable papers	850,387	366,981
Interest expense on borrowings	151,817	97,326
Other expenses on credit activities	691	981
	3,898,485	**2,593,774**

26. NET (LOSS)/GAIN FROM FEES AND COMMISSION

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Fees and commission income	**191,851**	**132,799**
Settlement services	171,012	117,079
Treasury services	2,922	3,672
Discounting services	119	-
Others	17,798	12,048
Fees and commission expenses	**(220,196)**	**(118,281)**
Settlement services	(151,941)	(64,618)
Postal and telecommunication	(8,023)	(7,654)
Treasury services	(5,311)	(4,846)
Consultancy services	(2,925)	(2,278)
Brokerage commissions	(269)	(3,353)
Others	(51,727)	(35,532)
	(28,345)	**14,518**

27. NET GAIN FROM TRADING OF FOREIGN CURRENCIES

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Income from foreign exchange	**124,590**	**56,818**
Income from spot foreign exchange	30,751	51,469
Income from currency derivative instruments	93,839	5,349
Expense from foreign exchange	**(51,951)**	**(3,531)**
Expense from spot foreign exchange	(96)	(15)
Expense from currency derivative instruments	(51,855)	(3,516)
	72,639	**53,287**

28. NET GAIN/(LOSS) FROM INVESTMENT SECURITIES

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Gain from trading of investment securities	3,979	138
Loss from trading of investment securities	(1,297)	(629)
	2,682	**(491)**

29. NET GAIN FROM OTHER OPERATING ACTIVITIES

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Other operating income	**173,787**	**27,870**
Income from write-off debts	125,023	24,697
Income from other derivative instruments	20,980	-
Income from sale of debts to VAMC	12,237	-
Income from insurance agency support activities	1,708	2,043
Other income	13,839	1,130
Other operating expenses	**(60,497)**	**(3,160)**
Expense from disposal of foreclosed assets	(27,605)	-
Expense for other derivative instruments	(27,014)	-
Expense from debt purchase activities	(1,767)	(1,156)
Expenses from disposal of fixed assets	(266)	(123)
Expense from social responsibility activities	(150)	(375)
Other expenses	(3,695)	(1,506)
	113,290	**24,710**

30. OPERATING EXPENSES

	For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
Tax, duties and fees	**1,439**	**676**
Personnel expenses	**507,977**	**446,895**
Salaries and allowances	386,999	359,299
Bonus	74,933	43,531
Salary related contributions	41,228	40,571
Subsidies	2,037	1,905
Uniform	1,637	635
Other expenses	1,143	954
Asset expenditure	**218,664**	**204,326**
Expense for asset rental	118,481	101,769
Expenses for assets repairing and maintenance	51,016	52,037
Depreciation and amortization charges	37,984	37,641
Purchasing tools and supplies	10,671	12,202
Assets insurance expenses	512	677
Administrative expenses	**130,346**	**121,103**
Expenses for publishing documents, advertising	33,811	25,074
Meeting and conference expenses	15,599	23,680
Postage and telecommunication, gasoline expense	14,123	13,207
Utilities expenses	12,931	11,413
Business trip expenses	7,459	7,328
Printing materials expenses	2,397	2,703
Training and coaching expense	618	475
Union activities expenses	-	1
Other expenses	43,408	37,222
Insurance expenses for customer deposits	**52,496**	**46,205**
Provision charged for losses on other assets	**8,722**	**572**
	919,644	**819,777**

31. CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the interim separate statement of cash flows comprises the following balances in the interim separate statement of financial position:

	30 June 2026 VND million	*31 December 2025 VND million*
Cash on hand	490,406	607,814
Balances with the State Bank of Vietnam	2,745,293	1,537,746
Demand deposits with other credit institutions	726,572	650,473
Due from other credit institutions with term of less than 3 months	17,563,175	17,173,014
	21,525,446	**19,969,047**

32. EMPLOYEES' INCOME

		For the six-month period ended 30 June 2026 VND million	*For the six-month period ended 30 June 2025 VND million*
I.	**Total average number of employees** (persons)	**2,876**	**2,902**
II.	**Employees' income** (VND million)		
1.	Total salary	386,999	359,299
2.	Bonus	74,933	43,531
3.	Other income	2,037	1,905
4.	**Total income (1+2+3)**	**463,969**	**404,735**
5.	Average monthly salary (VND million/person)	22.43	20.64
6.	Average monthly income (VND million/person)	26.89	23.24

33. COLLATERALS AND MORTGAGES

33.1 Assets and valuable papers taken for mortgage, pledge, discount and re-discount

Types and book value of collaterals of customers at the end of the period are as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Real estate properties	111,184,329	107,174,697
Shares issued by other economic institutions	12,467,780	12,362,031
Saving books and valuable papers	2,627,531	2,702,407
Motor vehicles	1,108,762	1,106,505
Machinery and equipment	1,007,622	1,241,036
Inventories	931,849	670,611
Shares issued by other credit institutions	-	6,081
Other assets	4,280,977	5,752,878
	133,608,850	**131,016,246**

33. COLLATERALS AND MORTGAGES (continued)

33.2 *Assets and valuable papers of the Bank mortgaged, pledged and discounted, re-discounted*

Breakdown of the Bank's financial assets mortgaged, pledged and discounted under purchase and repurchases agreements with SBV and other credit institutions are as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Valuable papers	**11,637,563**	**10,530,067**

34. CONTINGENT LIABILITIES AND COMMITMENTS

In the normal course of business, the Bank utilizes financial instruments which are recorded as off-balance sheet items. These financial instruments mainly comprise foreign exchange commitments, guarantee commitments and commercial letters of credit. These instruments involve elements of credit risk besides the items recognized in the interim separate statement of financial position.

Credit risk for off-balance sheet financial instruments is defined as the possibility of sustaining a loss for the Bank when any other party to a financial instrument fails to perform in accordance with the terms of the contract.

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

Commercial at sight letters of credit represents a financing transaction by the Bank to its customer who is usually the buyer/importer of goods and the beneficiary is typically the seller/exporter. Credit risk from this type of letters of credit is limited as the merchandise shipped serves as collateral for the transaction.

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

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

The currency trading commitments are commitments to purchase, sell at spot and currency forward and swap commitments. Commitments to purchase, sell at spot are commitments to purchase, sell currency according to exchange rate dealt and payment within 2 (two) days since transaction date. Commitments on forward purchase/sale of foreign currency are the commitments where the Bank commits to carry out the purchase/sale of a foreign currency volume in Vietnam Dong or in another foreign currency at a determined forward rate the transaction date. Currency swap commitments are commitments to purchase and sell with the same notional principal amount (only two currencies used for transaction) to one client, including one transaction for term payment at spot and one transaction for term payment in the future with the exchange rate of both transactions determined at spot transaction date.

34. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

Details of outstanding commitments and contingent liabilities at the end of the period are as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Loan guarantees	**950**	**2,200**
Foreign exchange commitments	**18,084,966**	**39,408,176**
- *Buying foreign currencies commitments*	*736,522*	*7,560,556*
- *Selling foreign currencies commitments*	*736,489*	*3,729,545*
- *Cross currency swap contracts*	*16,611,955*	*28,118,075*
Letters of credit	**4,707**	**9,430**
- *At sight letters of credit*	*3,185*	*4,991*
- *Deferred letters of credit*	*1,522*	*4,439*
Other guarantees	**1,320,814**	**1,800,705**
- *Settlement guarantees*	205,433	886,428
- *Performance guarantees*	373,093	383,371
- *Bidding guarantees*	16,329	22,561
- *Other guarantees*	725,959	508,345
Other commitments	**451,199**	**567,715**
	19,862,636	**41,788,226**
Less: Margin deposits	(72,777)	(92,116)
Contingent liabilities and commitments	**19,789,859**	**41,696,110**

As at 30 June 2026 and 31 December 2025, all off-balance sheet commitments are classified in Group 1 - Current.

35. INTEREST AND FEES RECEIVABLE BUT NOT COLLECTED YET

	30 June 2026 VND million	*31 December 2025 VND million*
Loan interests that have not been collected	386,061	376,918
Receivable fees that have not been collected	21,598	38,899
	407,659	**415,817**

36. BAD DEBTS WRITTEN OFF

	30 June 2026 VND million	*31 December 2025 VND million*
Bad debts written off under monitoring period		
- Principal debts	1,686,525	1,600,156
- Interest debts	2,453,855	2,399,453
	4,140,380	**3,999,609**

37. ASSETS AND OTHER DOCUMENTS

	30 June 2026 VND million	*31 December 2025 VND million*
Other assets held under trust	10,601,179	10,751,922
Collateral assets received as a substitute for the fulfilment of the guarantor's obligations awaiting disposal	75,029	75,029
Other valuable documents are being preserved	18,100,094	14,600,000
	28,776,302	**25,426,951**

38. RELATED PARTY TRANSACTIONS

Related party transactions include all transactions undertaken with other entities to which the Bank is related. Parties are considered as related parties if one party is able to control or significantly influence the other party in making decision of financial and operational policies. A party is deemed to be related to the Bank if:

(a) Directly, or indirectly through one or more intermediaries, the party:

- controls are controlled by, or is under common control with the Bank (including parents and subsidiary);
- has an interest (owning 5% or more of the charter capital or voting share capital) in the Bank that gives it significant influence over the Bank;
- has joint control over the Bank.

(b) The party is a joint venture in which the Bank are ventures (owning over 11% of the charter capital or voting share capital but is not a subsidiary of the Bank);

(c) The party is a member of the key management personnel (including Financial Director and Chief Accountant) of the Bank;

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

(e) The party is 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).

38. RELATED PARTY TRANSACTIONS (continued)

Related parties have transactions with the Bank as follows:

Related parties	*Relationship*
Viet Capital Bank Assets Management Company Limited	Subsidiary
Seven System Vietnam Joint Stock Company *(to 25/1/2026)*	Member of the Board of Directors of the Company is the Deputy General Director of the Bank
Gold Coast Retail Joint Stock Company *(to 31/3/2026)*	Chairman of the Board of Directors of the Company is the Deputy General Director of the Bank
Other related parties	Individuals related to members of the Board of Directors, Supervisory Board, Board of General Directors and Chief Accountant of the Bank

Significant transactions with related parties in the period are as follows:

Related parties	*Transactions*	*For the six-month period ended 30 June 2026 VND million*	*For the six-month period ended 30 June 2025 VND million*
Subsidiary			
Viet Capital Bank Assets Management Company Limited	Term deposits	380,000	260,000
	Repayments of principal and interest for deposits	281,591	262,207
	Profits receivables from the subsidiary	-	-
Member of the Board of Directors and Board of Supervision			
Board of Directors and Board of Supervision	Term deposits	11,517	86,679
	Repayments of principal, interest for deposits and valuable papers	10,260	57,222
Member of the Board of Managements and Chief Accountant			
Board of Managements and Chief Accountant	Term deposits	14,444	27,455
	Repayments of principal, interest for deposits and valuable papers	8,018	30,329
	Receipt of principal and interest for loans	5,315	-
Other related parties			
Other related companies and individuals	Term deposits	189,064	147,622
	Repayments of principal, interest for deposits and valuable papers	166,852	216,574
	Loan disbursement	5,790	247,128
	Receipt of principal and interest for loans	39,768	353,031

38. RELATED PARTY TRANSACTIONS (continued)

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

Related parties	*Transactions*	*30 June 2026 VND million*	*31 December 2025 VND million*
Subsidiary			
Viet Capital Bank	Demand deposits	(14,948)	(135,187)
Assets Management Company Limited	Term deposits	(100,000)	-
	Accrual interest payables for deposits	(136)	-
	Profits receivables	-	844
Member of the Board of Directors and Board of Supervision			
Board of Directors and Board of Supervision	Demand deposits	(527)	(456)
	Term deposits and valuable papers	(10,105)	(8,672)
	Accrual interest payables for deposits and valuable papers	(357)	(202)
Member of the Board of Managements and Chief Accountant			
Board of Managements and Chief Accountant	Demand deposits	(1,210)	(876)
	Term deposits and valuable papers	(11,886)	(3,541)
	Accrual interest payables for deposits and valuable papers	(319)	(98)
Other related parties			
Other related companies and individuals	Demand deposits	(2,635)	(24,299)
	Term deposits and valuable papers	(171,306)	(145,722)
	Accrual interest payables for deposits and valuable papers	(3,490)	(1,361)
	Loans	28,071	124,500
	Accrual interest receivables from loans	51	151

38. RELATED PARTY TRANSACTIONS (continued)

Salaries/allowances of the Board of Directors, Board of Supervision and General Director and Chief accountant during the period are as follows:

Name	*Position*	*For the six-month period ended 30 June 2026 VND million*	*For the six-month period ended 30 June 2025 VND million*
Board of Directors		**4,398**	**4,229**
Mr. Le Anh Tai	Chairman	2,399	1,836
Mr. Nguyen Nhat Nam	Member	1,040	875
Mr. Pham Quang Khanh	Member	234	180
Mr. Ly Hoai Van	Member (*)	-	-
Ms. Nguyen Thi Thu Ha	Member	500	-
Mr. Pham Thanh Son	Independent Member	169	-
Mr. Le Minh Huan	Independent Member	56	-
Ms. Nguyen Thanh Phuong *(to 25/12/2025)*	Vice Chairman	-	1,338
Mr. Ngo Quang Trung *(to 25/12/2025)*	Member (*)	-	-
Board of Supervision		**2,605**	**1,545**
Board of Management and Chief Accountant		**10,683**	**9,221**
Mr. Ly Hoai Van	General Director	3,517	-
Mr. Ngo Quang Trung	General Director	-	2,979
Other key managers		7,166	6,242

(*) Member of the Board of Directors cum General Director has received the CEO's salary, therefore, he does not receive the remuneration of the Board of Directors.

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

	Domestic VND million	*Overseas VND million*	*Total VND million*
Assets as at 30 June 2026			
Due from and loans to other credit institutions	34,744,769	94,978	34,839,747
Derivative and financial instruments (Total transaction value amount to contract)	8,453,939	-	8,453,939
Loans to customers - gross	83,385,077	-	83,385,077
Purchase debt - gross	1,336,365	-	1,336,365
Investment securities - gross	15,245,699	-	15,245,699
Long-term investments - gross	100,000	-	100,000
Liabilities as at 30 June 2026			
Liabilities to the Government and the State Bank of Vietnam	7,797,282	-	7,797,282
Due to and borrowings from other credit institutions	17,504,010	-	17,504,010
Due to customers	81,453,005	-	81,453,005
Grants, entrusted funds, and loans exposed to risks	65,740	-	65,740
Valuable papers issued	24,427,875	-	24,427,875
Off-balance-sheet commitments as at 30 June 2026 - gross	**19,862,636**	**-**	**19,862,636**

40. SEGMENT REPORT

40.1 *Main segment report: by geographical region*

Information on income, profit, expenses and certain assets and liabilities of segments by geographical region of the Bank is as follows:

	South VND million	*Central VND million*	*North VND million*	*Eliminations VND million*	*Total VND million*
I. Income	**11,074,328**	**1,226,256**	**962,908**	**(7,192,766)**	**6,070,726**
1. Interest and similar income from:	10,630,021	1,207,877	923,011	(7,184,390)	5,576,519
▪ *External customers*	*4,676,648*	*549,472*	*350,399*		*5,576,519*
▪ *Internal*	*5,953,373*	*658,405*	*572,612*	*(7,184,390)*	-
2. Fee and commission income	142,255	15,429	34,167		191,851
3. Other income	302,052	2,950	5,730	(8,376)	302,356
II. Expenses	**10,371,064**	**1,097,781**	**875,991**	**(7,192,766)**	**5,152,070**
1. Interest and similar expenses from:	9,382,852	961,737	738,286	(7,184,390)	3,898,485
▪ *External customers*	*2,860,003*	*559,913*	*478,569*		*3,898,485*
▪ *Internal*	*6,522,849*	*401,824*	*259,717*	*(7,184,390)*	-
2. Depreciation expenses	31,295	3,762	2,927		37,984
3. Direct operating expenses	956,917	132,282	134,778	(8,376)	1,215,601
Operating profit before allowance expenses for credit losses	703,264	128,475	86,917	-	918,656
Allowance for credit losses	357,503	12,122	3,081		372,706
Profit before tax	**345,761**	**116,353**	**83,836**	**-**	**545,950**
I. Assets	**124,274,527**	**10,791,570**	**6,987,866**	**-**	**142,053,963**
1. Cash on hand	253,078	93,533	143,795		490,406
2. Fixed assets	1,388,435	135,762	31,102		1,555,299
3. Other assets	122,633,014	10,562,275	6,812,969	-	140,008,258
II. Liabilities	**100,019,087**	**17,951,871**	**16,196,380**	**-**	**134,167,338**
1. External liabilities	99,706,323	17,947,775	16,190,539	-	133,844,637
2. Internal liabilities	16,461	-	-	-	16,461
3. Other liabilities	296,303	4,096	5,841		306,240

40. SEGMENT REPORT (continued)

40.2 Secondary segment report: by business sector

The Bank mainly operates in one business segment which is commercial banking.

41. FINANCIAL RISK MANAGEMENT

Risk is always inherent in the Bank's operation, but it is managed by detective procedures, periodical evaluation and control depending on the risk limit and other existed controls. The risk management process is critical to the Bank's profitability and each individual of the Bank has responsibility to prevent risks relating to their work. The Bank has exposure to risks such as: credit risk, liquidity risk, market risk (classified as business risk and non-business risk). In addition, the Bank also exposed to operational risk.

The independent risk control process does not take into account business risks such as changes in environment, technology and industry structure. These risks are controlled by strategy planning process of the Bank. Accordingly, the Bank established a Risk Management Committee ("the RMC") and set out its organisation and responsibilities as follows:

- Consulting the Board of Directors ("BOD") about risk management procedures and policies in accordance with the prevailing laws and the Bank's charter;
- Analysing risks and alerting the Bank to the potential risk exposures and their potential impact and providing preventive measures in short-term as well as in long-term;
- Reviewing and evaluating the appropriateness and the effectiveness of the Bank's current risk management policies in order to recommend and propose to the BOD required changes to existing procedures, policies and operational strategies;
- Consulting BOD about investment decisions, related party transactions, management policies and risk management solutions within its responsibility.

The RMC is responsible for reporting to BOD and holding meeting on a regular basis or an ad-hoc basis but at least semi-annually.

42. CREDIT RISK

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

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

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

42. CREDIT RISK (continued)

42.1 *Maximum exposure to credit risk before collateral held or other credit enhancements*

The maximum exposures to credit risk relating to each group of financial assets, which are equivalent to their book values on the interim separate statement of financial position, are listed below:

	30 June 2026 VND million	*31 December 2025 VND million*
Credit risk of balance sheet items	**126,867,681**	**118,042,437**
Due from and loans to other credit institutions	34,839,747	34,856,807
Derivative financial instruments	137,099	199,517
Loans to customers - gross	83,385,077	77,688,221
Purchase debt - gross	1,336,365	552,247
Investment securities - gross	4,196,036	2,731,083
- Debt securities - available-for-sale	*2,506,622*	*944,003*
- Debt securities - held-to-maturity	*1,689,414*	*1,787,080*
Other financial assets	2,973,357	2,014,562
Credit risk of off-balance items - gross	**1,777,670**	**2,380,050**
Loan guarantees	950	2,200
Other guarantees	1,320,814	1,800,705
L/C commitments	4,707	9,430
Other commitments	451,199	567,715

This table illustrates the worst scenario which the Bank will incur the maximum credit exposures as at 30 June 2026 and 31 December 2025, without taking into account of any collateral held or credit enhancements.

42.2 *Financial assets neither past due nor impaired*

The Bank's financial assets which are neither past due nor impaired comprise loans to customers classified as Group 1 in accordance with Circular 31; securities, receivables and other financial assets which are not past due and no provision. The Bank determines that the Bank has absolutely capacity to fully and timely recover these financial assets in the future.

42.3 *Financial assets past due but not impaired*

The age of financial assets past due but not impaired as at 30 June 2026 is presented below:

	Past due				
	Less than 90 days VND million	*From 91 to 180 days VND million*	*From 181 to 360 days VND million*	*More than 360 days VND million*	*Total VND million*
Loans to customers	**123,740**	**43,088**	**28,468**	**271,900**	**467,196**

Loans that are overdue but not impaired are overdue loans but not required to make provisions as the Bank holds all collaterals in the form of counterparty deposits, real estate, movable assets, valuable papers and other types of collateral.

43. MARKET RISK

43.1 Interest rate risk

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

The Bank usually monitors interest rate gaps, compares the domestic market with international market for timely adjustments. In addition, the application of internal risk management became more effective thanks to the deployment of Internal Funds Transfer Pricing System and Concentrated Payment System, so that all capital and payment transactions of the Bank are performed by the Head Office. This helps the Bank monitor the capital changes and reduce the potential errors as well as the unnecessary complicated procedures more effectively.

Interest rate sensitivity

The Bank has not performed the analysis of interest rate sensitivity as at 30 June 2026 and 31 December 2025 because of shortage in data base and input information.

The effective interest rates on balances with the SBV, due from and loans to other credit institutions, loans to customers, liabilities to Government and the SBV, due to and borrowings from other credit institutions, due to customers, grants, entrusted funds and loans exposed to risks and valuable papers issued in currencies are presented in *Notes 6, 7, 9, 16, 17, 18, 19* and *20*.

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

Re-pricing term of the effective interest rate is the remaining period from the date of the interim separate financial statements to the nearest re-pricing date of interest rate or remaining contractual term of assets and liabilities whichever is earlier.

The following assumptions and conditions are used in analysis of the re-pricing period of interest rates of the Bank's assets and liabilities:

- Cash on hand; derivative financial instruments; investment in equity securities; long-term investment and other assets and other liabilities are classified as non-interest bearing items;
- The re-pricing term of balances with the State Bank of Vietnam is demand deposit and considered as up to 1-month;
- The re-pricing term of investment securities - debt securities (excluding special bond issued by VAMC) is calculated based on the time to maturity from the interim separate financial statement date for each type of securities;
- The re-pricing term of borrowing from SBV; due from and loans to other credit institutions; loans to customers; entrusted funds; due to and borrowings from other credit institutions; due to customers are determined as follows:
  - Items which bear fixed interest rate during the contractual term: The re-pricing term is determined based on the time to maturity from the interim separate financial statement date.
  - Items which bear floating interest rate: The re-pricing term is determined based on the time to the nearest interest rate re-pricing date from the interim separate financial statement date.
- The re-pricing term of valuable papers issued is determined based on time to actual maturity date of each valuable paper

43. MARKET RISK (continued)

43.1 *Interest rate risk* (continued)

The following table presents the interest re-pricing period of the Bank's assets and liabilities as at 30 June 2026:

			Interest re-pricing period						
	Overdue VND million	*Non-interest bearing VND million*	*Up to 1 month VND million*	*1 - 3 months VND million*	*3 - 6 months VND million*	*6 - 12 months VND million*	*1 - 5 years VND million*	*Over 5 years VND million*	*Total VND million*
Assets									
Cash on hand	-	490,406	-	-	-	-	-	-	490,406
Balances with the State Bank of Vietnam	-	-	2,745,293	-	-	-	-	-	2,745,293
Due from and loans to other credit institutions	-	-	17,489,747	6,500,000	7,150,000	3,700,000	-	-	34,839,747
Derivatives and other financial assets	-	137,099	-	-	-	-	-	-	137,099
Loans to customers - gross	5,226,775	-	24,851,693	40,288,873	7,274,920	3,945,185	581,465	1,216,166	83,385,077
Purchase debt - gross	732	-	739,800	20,833	575,000	-	-	-	1,336,365
Investment securities - gross	-	1,351,085	-	499,765	49,999	1,707,286	150,406	11,487,158	15,245,699
Long-term investments - gross	-	100,000	-	-	-	-	-	-	100,000
Fixed assets	-	1,555,299	-	-	-	-	-	-	1,555,299
Other assets - gross	-	3,948,747	-	-	-	-	-	-	3,948,747
Total assets	**5,227,507**	**7,582,636**	**45,826,533**	**47,309,471**	**15,049,919**	**9,352,471**	**731,871**	**12,703,324**	**143,783,732**
Liabilities									
Liabilities to Government and the SBV	-	-	4,554,196	3,243,086	-	-	-	-	7,797,282
Due to and borrowings from other credit institutions	-	-	16,499,010	1,005,000	-	-	-	-	17,504,010
Due to customers	-	61,451	16,981,900	18,693,523	31,419,222	13,829,515	467,344	50	81,453,005
Grants, entrusted funds and loans exposed to risks	-	-	-	-	65,740	-	-	-	65,740
Valuable papers issued	-	-	1,908,351	7,042,127	8,252,946	4,306,658	2,917,793	-	24,427,875
Other liabilities	-	2,919,426	-	-	-	-	-	-	2,919,426
Total liabilities	**-**	**2,980,877**	**39,943,457**	**29,983,736**	**39,737,908**	**18,136,173**	**3,385,137**	**50**	**134,167,338**
On-balance sheet interest sensitivity gap	**5,227,507**	**4,601,759**	**5,883,076**	**17,325,735**	**(24,687,989)**	**(8,783,702)**	**(2,653,266)**	**12,703,274**	**9,616,394**
Off-balance sheet interest sensitivity gap	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
On and off-balance sheet interest sensitivity gap	**5,227,507**	**4,601,759**	**5,883,076**	**17,325,735**	**(24,687,989)**	**(8,783,702)**	**(2,653,266)**	**12,703,274**	**9,616,394**

43. MARKET RISKS (continued)

43.2 Currency risk

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

The Bank is incorporated and operating in Vietnam with reporting currency as VND. The major currency of its transaction is also VND. The major currency of financial assets and financial liabilities are mainly in VND, some transactions are denominated in USD, EUR and other foreign currencies. The Bank has set limits to control the positions of the currencies. Positions are monitored on a daily basis and hedging strategies are used to ensure positions of the currencies are maintained within the established limits.

The exchange rates of key foreign currencies to VND at the reporting date are presented at *Note 47*.

	USD equivalent VND million	*EUR equivalent VND million*	*Other currencies equivalent VND million*	*Total VND million*
Assets				
Cash on hand	63,721	55	108	63,884
Balances with the State Bank of Vietnam	17,838	-	-	17,838
Due from and loans to other credit institutions	1,488,769	719	5,098	1,494,586
Derivatives and other financial assets	(1,176,515)	-	-	(1,176,515)
Loans to customers	579,687	-	-	579,687
Other assets	31,009	-	-	31,009
Total assets	**1,004,509**	**774**	**5,206**	**1,010,489**
Liabilities				
Due to and borrowings from other credit institutions	657,400	-	-	657,400
Due to customers	200,391	204	362	200,957
Grants, entrusted funds and loans exposed to risks	65,740	-	-	65,740
Other liabilities	23,142	-	255	23,397
Total liabilities	**946,673**	**204**	**617**	**947,494**
Foreign exchange position on-balance sheet	**57,836**	**570**	**4,589**	**62,995**
Foreign exchange position off-balance sheet	**(556,230)**	**(1,522)**	**181**	**(557,571)**
Foreign exchange position on and off-balance sheet	**(498,394)**	**(952)**	**4,770**	**(494,576)**

43. MARKET RISK (continued)

43.2 *Currency risk* (continued)

Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in exchange rate, with all other variables held constant, of the Bank' profit after tax and share holders' equity. The Bank' exposure to foreign currency changes for all other currencies is not material.

	Assumed level of change %	*Effect on profit after tax* VND million
As at 30 June 2026		
EUR	(0.78%)	6
EUR	0.78%	(6)
USD	(0.21%)	837
USD	0.21%	(837)

43.3 *Liquidity risk*

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

Liquidity risk is limited by holding a large amount of cash and cash equivalents under demand deposits with other credit institutions, balances with the SBV and other credit institutions and valuable papers. Safety ratio that taken into account risk factor are also used to manage liquidity risk.

The maturity term of assets and liabilities is the remaining period of assets and liabilities as calculated from the interim balance sheet date to the settlement date in accordance with contractual terms and conditions.

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

- Balances with the SBV are classified as demand deposits with maturity within one (1) month which include compulsory deposits;
- The maturity term of securities held for trading is considered within one month because of their high liquidity, investment securities - debt securities is calculated based on the maturity date of each kind of securities;
- The maturity term of granted, entrusted funds and loans exposed to risk, valuable papers issued, due from and loans to other credit institutions, loans to customers is determined based on the maturity date as stipulated in contracts. The actual maturity term may be altered because loan contracts may be extended;
- The maturity term of long-term investments is considered as more than five (5) years because these investments do not have specific maturity date;
- The maturity term of liabilities to Government and the SBV, due to and borrowings from other credit institutions, derivatives, due to customers and other financial liabilities are determined based on features of these items or the maturity date as stipulated in contracts. Vostro account and demand deposits are transacted as required by customers, and therefore, classified as current accounts. The maturity term of borrowings and term deposits is determined based on the maturity date in contracts. In practice, these amounts may be rolled over, and therefore, they may last beyond the original maturity date;
- The maturity term of a fixed asset is determined based on the remaining useful life of the asset.

43. MARKET RISK (continued)

43.3 *Liquidity risk* (continued)

The following table presents assets and liabilities by relevant maturity based on remaining period calculated at 30 June 2026:

	Overdue		*Current*					
	Above 3 months VND million	*Up to 3 months VND million*	*Up to 1 month VND million*	*1 - 3 months VND million*	*3 - 12 months VND million*	*1 - 5 years VND million*	*Above 5 years VND million*	*Total VND million*
Assets								
Cash on hand	-	-	490,406	-	-	-	-	490,406
Balances with the SBV	-	-	2,745,293	-	-	-	-	2,745,293
Due from and loans to other credit institutions	-	-	17,689,747	6,300,000	10,850,000	-	-	34,839,747
Derivatives and other financial assets	-	-	133,657	3,442	-	-	-	137,099
Loans to customers - gross	2,751,684	2,475,091	6,530,210	13,236,645	28,320,330	5,591,848	24,479,269	83,385,077
Purchase debt - gross	732	-	-	2,520	814,185	2,218	516,710	1,336,365
Investment securities - gross	-	-	-	499,765	1,757,286	1,501,492	11,487,156	15,245,699
Long-term investments - gross	-	-	-	-	-	-	100,000	100,000
Fixed assets	-	-	-	-	-	-	1,555,299	1,555,299
Other assets - gross	11,010	14,666	835,106	1,114,683	1,005,691	960,887	6,704	3,948,747
Total assets	**2,763,426**	**2,489,757**	**28,424,419**	**21,157,055**	**42,747,492**	**8,056,445**	**38,145,138**	**143,783,732**
Liabilities								
Liabilities to Government and the SBV	-	-	5,067,439	2,729,843	-	-	-	7,797,282
Due to and borrowings from other credit institutions	-	-	16,499,010	1,005,000	-	-	-	17,504,010
Due to customers	-	-	17,429,635	18,307,239	45,248,737	467,344	50	81,453,005
Grants, entrusted funds and loans exposed to risks	-	-	-	-	-	65,740	-	65,740
Valuable papers issued	-	-	1,908,876	7,041,602	12,559,604	2,917,793	-	24,427,875
Other liabilities	-	-	830,771	875,734	1,178,917	33,976	28	2,919,426
Total liabilities	**-**	**-**	**41,735,731**	**29,959,418**	**58,987,258**	**3,484,853**	**78**	**134,167,338**
Net liquidity gap	**2,763,426**	**2,489,757**	**(13,311,312)**	**(8,802,363)**	**(16,239,766)**	**4,571,592**	**38,145,060**	**9,616,394**

43. MARKET RISK (continued)

43.4 Market price risk

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

44. OPERATING LEASE COMMITMENTS

Non-cancellable operating leases commitments the Bank has signed the lease contract as follows:

	30 June 2026 VND million	*31 December 2025 VND million*
Within one (1) year	160,157	104,682
From one (1) to five (5) years	425,470	242,487
After five (5) years	42,150	57,823
	627,777	**404,992**

45. SUPPLEMENTAL NOTES TO FINANCIAL ASSETS AND FINANCIAL LIABLITIES

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

The Circular 210 only provides for the presentation and disclosures of financial instruments; therefore, Banks and its subsidiary only applied the concepts of financial assets, financial liabilities and related concepts for the supplemental presentation according to the requirements of Circular 210. Assets, liabilities and equity of the Bank and its subsidiary have been recognized and measured in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and related regulations of the State Bank of Vietnam.

Financial assets

Financial assets of the Bank within the scope of Circular 210 comprise cash and gold, balances with the State Bank of Vietnam, due from and loans to other credit institutions, loans to customers, held-for-trading and investment securities, receivables and other assets under currency derivative contracts.

45. SUPPLEMENTAL NOTES TO FINANCIAL ASSETS AND FINANCIAL LIABLITIES (continued)

Financial assets (continued)

According to Circular 210, financial assets are classified appropriately, for the purpose of disclosure in the interim separate financial statements, into one of the following categories:

- *A financial asset at fair value through profit or loss*

  Is a financial asset that meets either of the following conditions:

  a) It is classified as held-for-trading. A financial asset is classified as held for trading. A financial asset is classified as held-for-trading if:
     - ✓ It is acquired or incurred principally for the purpose of selling or repurchasing it in the near term; or
     - ✓ There is evidence of recent actual pattern of short-term profit-taking; or
     - ✓ It is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

  b) Upon initial recognition, it is designated by the entity as at fair value through profit or loss.

- *Held-to-maturity investments:*

  Non-derivative financial assets with fixed or determinable payments and fixed maturity that the Bank has the positive intention and ability to hold to maturity other than:

  a) Those that the Bank upon initial recognition designated as at their fair value through profit or loss;

  b) Those that designated as available-for-sale;

  c) Those that satisfied the definitions of loans and receivables.

- *Loans and receivables:*

  Are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, not includes:

  a) Those that the Bank intends to sell immediately or in the near term, which shall be classified as held for trading, and those that the Bank upon initial recognition designated as at fair value through profit or loss;

  b) Those that the Bank upon initial recognition designate as available for sale; or

  c) Those for which the holder may not recover substantially all of its initial investment, other than because of credit deterioration, which shall be classified as available for sale.

- *Available for sale assets:*

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

  a) Loans and receivables;

  b) Held-to-maturity investments;

  c) Financial assets at fair value through profit or loss.

45. SUPPLEMENTAL NOTES TO FINANCIAL ASSETS AND FINANCIAL LIABLITIES (continued)

Financial liabilities

Financial liabilities of the Bank under the Circular 210 consist of borrowings from the Government and the State Bank of Vietnam, deposits and borrowings from other banks, due to customers, grants, entrusted funds and loans exposed to risks, valuable papers issued by the Bank, payables and other liabilities under monetary derivative contracts.

According to Circular 210/2009/TT-BTC, financial liabilities are classified appropriately, for the purpose of disclosure in the interim separate financial statements, into one of the following categories:

- *Financial liabilities at fair value through profit or loss*

  Is a financial liability that meets either of the following conditions:

  a) It is classified as held for trading. A financial liability is classified as held for trading if:
     - ✓ It is acquired or incurred principally for the purpose of selling or repurchasing it in the near term; or
     - ✓ There is evidence of a recent actual pattern of short-term profit-taking; or
     - ✓ It is a derivative (except for a derivative that is a financial guarantee contract or designated and effective hedging instrument).

  b) Upon initial recognition it is designated by the Bank as at fair value through profit or loss.

- *Financial liabilities at amortized cost*

  Financial liabilities which are not categorized as at fair value through profit or loss will be classified as financial liabilities at amortized cost.

Offsetting financial assets and liabilities

Financial assets and financial liabilities are offset and reported at the net amount in the interim separate balance sheet if, and only if, the Bank has an enforceable legal right to offset financial assets against financial liabilities and the Bank has intention to settle on a net basis, or the realization of the assets and settlement of liabilities is made simultaneously.

Determine the fair value of financial instruments

The fair value of cash and short-term deposits approximate their carrying value due to short term maturity of these items.

45. SUPPLEMENTARY NOTE ON FINANCIAL ASSETS AND FINANCIAL LIABILITIES (continued)

The carrying amount and fair value of the Bank's financial assets and liabilities are presented as at 30 June 2026 as below:

	Book value						
	Held for trading VND million	*Held to maturity VND million*	*Loans and receivables VND million*	*Available for sale VND million*	*Other assets and liabilities at amortized cost VND million*	*Total book value VND million*	*Fair value VND million*
Financial assets							
Cash on hand	-	-	-	-	490,406	490,406	
Balances with the State Bank of Vietnam	-	-	-	-	2,745,293	2,745,293	
Due from and loans to other credit institutions	-	-	-	-	34,839,747	34,839,747	(*)
Derivative financial instruments	137,099	-	-	-	-	137,099	(*)
Loans to customers	-	-	82,214,589	-	-	82,214,589	(*)
Purchase debt	-	-	1,326,348	-	-	1,326,348	(*)
Investment securities	-	2,904,589	-	11,801,998	-	14,706,587	(*)
Long-term investments	-	-	-	100,000	-	100,000	(*)
Other financial assets	-	-	-	-	2,973,357	2,973,357	(*)
	137,099	**2,904,589**	**83,540,937**	**11,901,998**	**41,048,803**	**139,533,426**	
Financial liabilities							
Liabilities to Government and the SBV	-	-	-	-	7,797,282	7,797,282	
Due to and borrowings from other credit institutions	-	-	-	-	17,504,010	17,504,010	(*)
Due to customers	-	-	-	-	81,453,005	81,453,005	(*)
Grants, entrusted funds and loans exposed to risks	-	-	-	-	65,740	65,740	
Valuable papers issued	-	-	-	-	24,427,875	24,427,875	(*)
Other financial liabilities	-	-	-	-	2,827,839	2,827,839	(*)
	-	-	-	-	**134,075,751**	**134,075,751**	

(*) As Vietnamese Accounting Standards, Vietnamese Accounting System for Credit Institutions and related regulations of the State Bank of Vietnam have no specific guidance on the fair value determination, the fair value of these items cannot be determined.

46. EVENTS AFTER THE INTERIM SEPARATE BALANCE SHEET DATE

On 21 July 2026, the Bank's 640,820,000 ordinary shares were officially listed and commenced trading on the Ho Chi Minh City Stock Exchange (HoSE) pursuant to Decision No. 543/QĐ-SGDHCM. The transfer of listing venue did not result in any change to the Bank's charter capital, the number of outstanding shares, or the rights of existing shareholders.

On 21 July 2026, the Ministry of Finance issued Establishment and Operation Licence No. 103/GP/KDBH to VSI Insurance Joint Stock Company, whose head office is located at 15th Floor, HM Town Building, 412 Nguyen Thi Minh Khai Street, Ban Co Ward, Ho Chi Minh City, Vietnam.

There is no other matter or circumstance that has arisen since the interim separate balance sheet date that requires adjustment or disclosure in the interim separate financial statements of the Bank.

47. EXCHANGE RATES OF APPLICABLE FOREIGN CURRENCIES AGAINST VIETNAM DONG AT THE END OF THE PERIOD

	30 June 2026 VND	*31 December 2025 VND*
USD	26,296	26,242
EUR	30,138	30,376
GBP	34,803	35,350
JPY	158.35	168.23
AUD	18,091	17,613
CAD	18,487	19,177
SGD	20,002	20,456
CHF	32,021	33,188
HKD	3,355	3,377

Ho Chi Minh City, Vietnam
11 August 2026

Prepared by	Reviewed by	Approved by
Ms. Nguyen Thi Hong Hai	Ms. Tran Thi Kim Thu	Mr. Nguyen Hoang Son
Deputy Head of Accounting Department	Deputy Chief Financial Officer cum Chief Accountant	Deputy General Director

EY | Building a better working world

EY is building a better working world by creating new value for clients, people, society and the planet, while building trust in capital markets.

Enabled by data, AI and advanced technology, EY teams help clients shape the future with confidence and develop answers for the most pressing issues of today and tomorrow.

EY teams work across a full spectrum of services in assurance, consulting, tax, strategy and transactions. Fueled by sector insights, a globally connected, multi-disciplinary network and diverse ecosystem partners, EY teams can provide services in more than 150 countries and territories.

All in to shape the future with confidence.

EY refers to the global organization, and may refer to one or more, of the member firms of Ernst & Young Global Limited, each of which is a separate legal entity. Ernst & Young Global Limited, a UK company limited by guarantee, does not provide services to clients. Information about how EY collects and uses personal data and a description of the rights individuals have under data protection legislation are available via ey.com/privacy. EY member firms do not practice law where prohibited by local laws. For more information about our organization, please visit ey.com.

© 2025 Ernst & Young Vietnam Limited. All Rights Reserved.

ey.com/en_vn